

# Board of Supervisors Meeting

June 15, 2026, 7:30 PM

1645 Art School Road, Chester Springs, PA 19425

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Thomas J. McLewee Jr., Chairman	Joan Blatcher, Township Manager
Noreen Vigilante, Vice-Chairman	Tom Goggin, Chief of Police
Steven F. Costa, Supervisor	Dorene Guistwhite, Township Treasurer
Harold M. Hallman III, Supervisor	Jennifer Wachsmuth, Township Secretary
Bryan Maher, Supervisor	Vince Donohue, Solicitor

## I. Call to Order

The meeting was called to order by the Chair. Prior to the start of regular business, it was announced that an Executive Session had been held earlier that evening, with personnel and real estate as the topics discussed.

## II. Pledge of Allegiance

The Pledge of Allegiance was recited.

## III. Approval of Agenda

Motion to approve the agenda was made by Supervisor Maher and seconded by Supervisor Vigilante. The motion carried 5-0 (Costa – Yes, Hallman – Aye, Maher – Yes, Vigilante – Yes, Chair – Yes).

## IV. Approval of Minutes (Monday, June 1, 2026 Board of Supervisors)

Prior to the vote, Supervisor Costa noted that he had forgotten to forward to the Secretary a letter sent to him from Township Resident Sue McElroy for inclusion in the previous meeting's minutes, as he had committed to doing. He provided a hardcopy of the letter that evening to the township secretary and requested that Ms. McElroy's full comments—rather than just a summary—be incorporated into the minutes.

A broader discussion followed regarding the timeliness of minutes distribution. Supervisor Costa requested that the board receive draft minutes earlier than the current practice of receiving them only days before the next meeting. The Township Manager acknowledged the concern, noting that the secretary had spent three full working days transcribing the prior set of minutes and that the township was exploring new transcription technology to accelerate the process. The secretary noted that a new software tool was used for the June 1<sup>st</sup> meeting minutes and it performed well.

A resident and former Supervisor, Ernie Holling, shared that during his time on the board, draft minutes were posted publicly to the township website within three days of a meeting, watermarked as a draft pending official approval. The Township Manager acknowledged this suggestion and affirmed the goal of improving turnaround time.

Motion to approve June 1, 2026 minutes, with the addition of Ms. McElroy's letter in full, was made by Supervisor Maher and seconded by Supervisor Costa. The motion carried 5-0 (Costa – Yes, Hallman – Aye, Maher – Yes, Vigilante – Yes, Chair – Yes).

## V. Reports

### a. Police (Chief Goggin)

Chief Tom Goggin reported that the department responded to 169 reportable events during the month of May, spanning a range of calls from alarms to thefts and motorist assists. He highlighted the following:

**Traffic and Crashes:** There were seven crashes in May—two non-reportable and five reportable—which Chief Goggin noted as an unusual spike. One crash remains under investigation, with a search warrant executed on a vehicle for electronic devices. The matter is being handled in cooperation with the District Attorney's office. Speed timing devices have been deployed at multiple locations throughout the township, including in front of Hallman's General Store and on Horseshoe Trail Road. These cloud-based devices provide data on vehicle counts and speed compliance.

**New Patrol Vehicles:** Two new patrol vehicles were deployed this month. Both vehicles had been funded under the LSA grant program. Supervisor Hallman inquired how many police vehicles will be decommissioned. Chief Goggin reported two older vehicles are being decommissioned and will be placed for sale soon through a municipal bid process after township logos and identification are removed.

**Station Improvement:** Chief Goggin indicated plans to install a Ring camera at the police station door so that visitors arriving when no officer is present can connect directly with a patrol officer by phone.

**Training:** Officer Carr attended a three-day standard field sobriety testing course hosted by Phoenixville Police Department. Officer McBride attended a two-day school on sexual assault investigations hosted by Reading City Police Department, which Chief Goggin described as highly rigorous and directly applicable to broader investigative work. The department has also connected with Chester County Crime Victims to stay current on best practices and available wraparound services. Additionally, Officer McBride has been registered for a two-week field training officer school at Penn State University, which Chief Goggin described as one of the most impactful investments in building long-term officer quality.

**Interagency Collaboration:** Chief Goggin reported he attended the Chester County Chiefs meeting and is organizing a regional meeting with police departments from the Downingtown and Owen J. Roberts school districts, along with the Chief Juvenile Probation Officer, to discuss trends, vulnerabilities—particularly regarding online gaming platforms as avenues for exploitation of minors—and best practices.

Supervisor Vigilante asked whether a parent-focused workshop on online predators and gaming safety might be possible. Chief Goggin affirmed this as a strong idea and indicated he would reach out to a resource at the school district.

## **b. Approval of Bills (Dorene Guistwhite)**

The Township Treasurer reviewed the written report provided to the Board.

Supervisor Costa noted that the bills/check list had not been included in the Portfolio packet distributed on Thursday to which the Township Manager explained the omission was due to a medical issue that had delayed its process. Supervisor Hallman noted he was not given the bill list prior to the meeting and as such would vote no.

Motion to approve the bills was made by Supervisor Vigilante and seconded by Supervisor Maher. The motion carried 4-1 (Costa – Yes, Hallman – No, Maher – Yes, Vigilante – Yes, Chair – Yes).

## **VI. Unfinished Business**

### **a. Discussion on Formation of Advisory Committee and/or Collaboration of Existing Committees**

The board returned to the question of whether to form a new Strategic Advisory Committee. following the failure to pass a resolution to that effect at the prior meeting. Supervisor Costa opined that the revised “red line” version of the failed Resolution would narrow the committee's scope to a Capital Expenditures advisory function, specifically reviewing potential capital expenditures exceeding \$1,000,000. He emphasized his original and ongoing intent was to draw on the community's breadth of professional expertise, including accounting, finance, construction, project management, legal, and real estate—to provide additional resources to the board.

Supervisor Maher expressed reservations about the necessity of a new committee given that the township already has six standing committees with 43 resident volunteers. He noted that since the last meeting, the Township Manager had already begun engaging the Environmental Advisory Committee and Open Space Committee for input on relevant matters. Furthermore, even though the current committees are fully staffed, residents are welcome to attend and participate in those existing committees. Supervisor Hallman raised concerns about the expense of working with the solicitor to generate the resolution and not to proceed with it. Supervisor Maher characterized the earlier drafting process with the solicitor as a standard and appropriate way to vet an idea, not a commitment to move forward.

Supervisor Costa stated that he is still in favor of creating this committee and reaping the benefits of our vast township resident knowledge base.

Supervisor Hallman expressed support for continuing to rework the Resolution to create the advisory committee, agreeing with Supervisor Costa's position that additional community input from varied professional backgrounds would be valuable.

Supervisor Vigilante shared her concerns about sharing potentially confidential information with a committee whose members have no fiduciary responsibility to the township and no legal obligation to maintain confidentiality.

The Chair expressed a preference to draw from existing committees rather than form an entirely new one, noting that the expertise already present across the township's current volunteer base should be sufficient.

After all supervisors had shared their positions, and with the Solicitors' assistance, it was agreed to move on without taking formal action.

## **b. Resolution 2026-16: Rescind and Replace Resolution 2026-13 Use and Disposal of Electronic Recordings of Board of Supervisors Meetings**

The resolution was read into the record by Supervisor Maher. Resolution 2026-16 rescinds Resolution 2026-13 (adopted May 4, 2026) and replaces it with an updated policy governing the use and disposal of electronic recordings of Board of Supervisors meetings. The policy establishes that electronic recordings are made solely to assist in preparing official written minutes, that the approved written minutes constitute the official record, and that recordings shall be retained for 90 days following approval of the official minutes and then destroyed, unless otherwise required by law, litigation, audit, a Right-to-Know request, or other legal hold.

Motion to adopt Resolution 2026-16 was made by Supervisor Costa and seconded by Supervisor Vigilante. The motion carried 5-0 (Costa – Yes, Hallman – Aye, Maher – Yes, Vigilante – Yes, Chair – Yes).

## **c. Police Station Options Update**

Township Manager Joan Blatcher presented an updated overview of the three options under consideration for a new or renovated police and municipal facility. All 3 options would allow the Police to pursue accreditation. The presentation was followed by a dedicated question-and-answer session.

**Option 1 – Rebuild on Current Site:** This option involves demolishing and rebuilding the police station at its existing location in the historic village. The police department would need to operate from temporary trailers at Walnut Lane Park for an estimated 18 to 24 months during construction, requiring two relocations of personnel and the evidence room. The anticipated loan amount for this option is approximately \$1,000,000. While this option provides operational continuity and keeps police and municipal administration co-located, it ties the township to an aging building with limited septic service and restricts the police department's main roadway access. It also constrains the long-term potential of the historic village as a cultural center.

**Option 2 – Build at Walnut Lane Park:** This option involves constructing a new two-story facility built into the hillside at Walnut Lane Park, adjacent to the public works building, creating a full municipal campus. The police station would be at grade from the front; administrative offices would be at grade from the rear. Significant rock removal and hillside excavation would be required. The current building and police station would be sold, generating revenue to offset costs. The anticipated loan for this option is approximately \$2,500,000. This option would improve roadway access and visibility on Route 401, offer solar energy potential, and create opportunities for community events such as farmers markets. A closer partnership with Anselma Mill is also cited as a long-term benefit. However, this option involves more unknowns due to new design and construction and would require installation of on-site well and septic systems.

Option 3 – Repurpose 1001 Kimberton Road (Tom Oates Chevrolet/Warehouse): This option involves purchasing and adapting the existing commercial property on Route 113. The open garage area would be renovated into a police station; the existing house structure would serve as administrative offices. This option offers the fastest path to police occupancy. The township would sell both current buildings on Art School Road to generate revenue and the rear four acres allows for grant possibilities and funding from Open Space. There are promising solar power options that present the possibility of being net neutral for our electric use. It positions the township prominently along the most-traveled corridor in the township for police visibility and would protect the viewshed and further industrialization of the property. The anticipated loan is approximately \$2,500,000. Additional revenue opportunities include market-rate rentals to commercial tenants. The Township Manager noted active interest from the Local and County Services as well as the U.S. Postal Service in the property, which is seeking a facility that accommodates both retail and back-of-house mail processing in the 19425-zip code. Environmental, electrical, and roofing inspections are underway, with Phase 1 environmental results anticipated imminently.

## VII. New Business

No new business was brought before the board.

## VIII. Questions and Answers on Police Station Options

Question and Answer Session:

Resident Ernie Holling of Horseshoe Trail asked what the requirements were to gain Police accreditation and how it is tied to a building/physical facility. Chief Goggin clarified that accreditation through the Pennsylvania Chiefs of Police requires, among other standards, separate locker room facilities for men and women, appropriate prisoner detention areas, physical security measures, and ADA-accessible public access. He noted that accreditation can be pursued administratively now, with the physical facility inspection occurring as a final step, regardless of which option is chosen. He also cited examples under the current conditions, which illustrated the inadequacy of the existing facility. Supervisor Costa added that accreditation is strongly focused on standardization of policies and procedures as well as training for the department, which the Board is in full support of. Mr. Holling asked if this was part of the FBI accreditation process. Chief Goggin replied it was not. Mr. Holling further inquired if we still had access to use other retention facilities in our area when needed. Supervisor Hallman referred to this option as Central Booking. Chief Goggin responded there is an option to take a prisoner to Chester County prison for processing with arraignment by video, but the preparation of the criminal complaint is done in house, currently with the officer and the detainee sitting 6 feet apart. As for preparing the criminal complaint at a neighboring department with better facilities, it presents additional risks and is generally avoided for that reason.

Resident Janet Spaventa of Spring House Road asked about the grant strategy and funding timeline, interested in how the township plans to pay for Option 3. The Township Manager confirmed the amounts listed in tonight's presentation are specific to bank loans and that grants will be pursued, though they typically take up to a year to come through.

Resident Wayne Freese of Dogwood Lane affirmed the attractiveness of the Post Office as a potential long-term tenant at Kimberton Road, noting GSA contracts run 10 years with renewable 5-year terms. The Township Manager shared that the Post Office is apparently still interested and walked through the property last week. It would give them both the retail and back of house space they seek. Supervisor Hallman raised concern that he thought they recently renewed their 10-year lease at their current location. The Township Manager replied she only knew of what she'd been told, and they seem to be actively looking for a new location.

Resident Dan Iannucci of Parker Hill Lane asked how the \$2,500,000 loan figure for Option 3 relates to the previously discussed \$5,500,000 projected total cost and was advised by the Township Manager that the difference would come from a combination of proceeds from the sale of the current buildings, general reserves, and open space funds.

Resident Ed Meltzer of Crimson Place questioned that if we sell this building to proceed with option 2 or 3, wouldn't we lose the rental income we receive from SALT? The Township Manager confirmed that would be the case but shared that the current rental agreement with SALT is below market value. Supervisor Maher added that Option 2 would eliminate our rental income potential, but Option 3 presents a net gain opportunity from a multitude of possible tenants.

Resident Jeff Kern of Pikeland Road asked if tonight's presentation would be posted on the website. The Township Manager confirmed it would, less the photos of the police station. Mr. Kern further raised several considerations: pros and cons of being a landlord; safety concerns around mixing open public uses (post office, coffee shop) with police operations; contingency plans if we don't find a renter and the need for a comprehensive 5- to 10-year financial forecast for all three options. The Township Manager confirmed that all three options are projected to be tax-neutral—no tax increases would be required—and that detailed financial projections are in progress, pending resolution of key unknowns such as excavation costs at Walnut Lane. Supervisor Maher stated that no decision will be made until we have those numbers and have shared them with the residents.

Resident Diane Thompson of Carolyn Drive raised concerns about Option 2/Walnut Lane's lighting impacts on adjacent residential properties. The Township Manager acknowledged the concern and indicated every effort would be made to minimize impact, though noted that 24/7 police operations would necessitate appropriate lighting.

Mr. Iannucci questioned whether the Township considered buying out SALT's lease and using their portion of the building for the police department. Supervisor Vigilante replied that option wouldn't address the lack of easy access to a main road, nor would renovations of this building be easy because of its age as demonstrated by the recent effort by SALT to replace the back wall of the building. Supervisor Hallman noted that renovations at 1001 Kimberton Road would also present probable concerns since these two buildings were built around the same time, further acknowledging that renovating this building seemed a viable option. Supervisor Maher disagreed, noting that SALT and HYS pair up well, and SALT adds significant value to the Village.

Resident Nancy Bartley of Art School Road raised concerns over the known septic issues associated with the current Township building as well as the village. The Township Manager advised that we are aware and are gathering the costs associated with septic and well for both Option 1 and Option 2, all to be included in the final financial presentation.

Resident Reagan Sarmiento Fairfield Lane of expressed support for Option 3 and asked about the risk of the Kimberton Road property being sold to another buyer. The Township Manager confirmed that the seller's agent has informally agreed to provide advance notice if another viable offer emerges, though this is not a binding agreement. The board acknowledged the township is moving as quickly as responsible municipal due diligence allows.

Mr. Holling pointed out that West Pikeland Township is a top ten income area in Pennsylvania, which makes it a target. He urged that the township needs visibility from the police department to demonstrate we are a protected community. He appreciates the new white police vehicles, noting that the standout from the trees is better. Mr. Holling noted that when looking for solutions, often the best solution is the costliest. He further stated that as much as we all like to save money, don't save money at the risk of losing value.

Resident Greg Thompson of Carolyn Drive asked if the township could get a right of first refusal on the sale of 1001 Kimberton. The Township Manager replied yes, but if we were to do something of that nature we would need to enter into some sort of binding agreement, even if it only binds in spirit. Supervisor Maher added that we are moving with reasonable haste to ensure we are actively engaged as well as demonstrating our interest via money spent on inspections both internally and externally.

Resident Eric Gudmundson of Street Road appreciated the due diligence efforts so far but is disappointed we haven't fully vetted Option 1. He asked about the interplay between a potential sale of the current building and SALT's existing tenancy. The Township Manager confirmed that SALT holds a right of first refusal on the current building, meaning they would have the opportunity to match any purchase offer before the building could be sold to a third party.

Mr. Kern noted that Zillow's online listing listed some questionable details and should be taken with a grain of salt but showed the Kimberton property as off-market and valued at approximately \$879,000. As such, he asked whether the township has secured its own appraisal. The Township Manager confirmed that as a municipality the township is legally required to appraise the property and cannot pay more than the appraised value. The Township Manager also added that based on concerns raised at the June 1st meeting regarding the status of the listing being active vs. off market, proof was provided by the seller of the continuously active status of the listing on CoStar (a Commercial Real Estate website) and LoopNet for over four months and that information is posted on the township website.

Mr. Iannucci asked if the township sells the building and SALT can't afford to match the buyer's offer; could the SALT lease be terminated? The Township Manager confirmed we have the right to terminate the lease. He asked for an update on the Phase 1 environmental study that was completed. The Township Manager advised that we hope to have the results this week.

Chief Goggin, in response to a question from Supervisor Vigilante, confirmed that Route 113 generates the highest traffic volume in the township and that a Kimberton Road location would provide the greatest police visibility, which serves as an effective deterrent to crime and illegal behavior.

Supervisor Hallman shared a historical recollection of when the Police Station was in the home of the then Police Chief Brown, adding that residents could easily tell when he was on duty because the driveway was empty.

Resident John Matthews of Art School Road raised concerns about the historical nature of the current site of the police station. He likes it the way it is and does not want dramatic change to take away from its specialness.

Supervisor Hallman asked when the 2025 audit would be shared with the board. The Township Treasurer confirmed it had been completed and thought she had distributed it. She offered to resend it.

## IX. Public Comment

Resident Miranda Wade of Street Road addressed the board regarding difficulty joining the township's Historical Committee. The board acknowledged the feedback and committed to follow up. The Township Manager invited Ms. Wade to contact her directly via email. Supervisor Maher checked the website link and was successfully directed to the sign-up page, citing the link failure may have been an anomaly.

Mr. Iannucci expressed opposition to Option 3. He indicated Option 2 was his preferred alternative, and noted Option 1 was not without merit given its lower cost.

## X. Announcements

The Chair announced that the next Board of Supervisors meeting will be held on Monday, July 6, 2026, and Monday, July 20, 2026, both at 7:30 PM.

## XI. Adjourn

Motion to adjourn was made by Supervisor Hallman, seconded by Supervisor Costa. The motion carried unanimously. The meeting was adjourned at 9:01pm.

Respectfully Submitted,

Jennifer Wachsmuth  
Township Secretary