Board of Supervisors Meeting

October 5, 2026, 7:30 PM

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

I. CALL TO ORDER

The regular meeting of the West Pikeland Township Board of Supervisors was called to order on Monday, October 5, 2026, at 7:30 PM at 1645 Art School Road, Chester Springs, PA.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

Prior to the vote, Township Manager Joan Blatcher requested that the swearing-in of Officer Alex Sarcione be moved earlier in the agenda, immediately following the Approval of Minutes, so that the officer's family would not need to wait through the full meeting. Chair McLewee Jr. incorporated this adjustment and announced the agenda modification accordingly.

Supervisor Costa requested two additional changes: that the next budget workshop meeting be announced under Announcements, and that a playground update be added as an item under Unfinished Business. Supervisor Maher noted for the record that agenda items should not typically be added after the agenda has been posted, as residents may have wished to attend specifically for those topics. Supervisor Costa acknowledged this concern and indicated the playground would appear formally on the next agenda, but explained the addition was warranted because plans had previously been represented to the public as being ready for review at this meeting.

> Motion to approve the amended agenda for October 5, 2026, was made by Vice Chair Vigilante and seconded by Supervisor Maher. After a Roll Call Vote, the motion carried 5-0.

IV. APPROVAL OF MINUTES

a. Monday, September 21, 2026, Board of Supervisors

Township Secretary Jennifer Wachsmuth noted two minor corrections to the draft minutes: a correction to the description of a speed indicator sign referenced by Chair McLewee, and a

correction to a mistyped company name under the Approval of Bills section. Both corrections were acknowledged by the Board.

> Motion to approve the minutes of September 21, 2026, Board of Supervisors meeting, as corrected, was made by Vice Chair Vigilante and seconded by Supervisor Costa. After a Roll Call vote, the motion carried 5-0.

Note: Per the amended agenda, items VI.a and VI.b (New Hire Approval and Oath of Office) were taken up at this point in the meeting, prior to Unfinished Business.

VI. NEW BUSINESS

a. Motion to Approve New Hire Officer Alex Sarcione

> Motion to approve the new hire of Police Officer Alex Sarcione was made by Supervisor Hallman and seconded by Vice Chair Vigilante. After a Roll Call Vote, the motion carried 5-0.

b. Oath of Office - Alex Sarcione

Chief of Police Tom Goggin introduced Officer Alex Sarcione to the Board and community. Chief Goggin noted that Officer Sarcione served in the United States Army, including a posting in South Korea, where he graduated first in both his basic training and advanced training classes. He subsequently worked in HVAC before serving as a deputy sheriff at the Chester County Courthouse, where Chief Goggin had the opportunity to observe his professional demeanor firsthand. Chief Goggin commended Officer Sarcione's ability to maintain a commanding presence without being oppressive, calling it "the model of good policing."

The Honorable Anthony Sarcione, Officer Sarcione's father and a former District Attorney and judge of Chester County, administered the Oath of Office. Officer Sarcione was sworn in with his wife holding the Bible and his family present in attendance.

V. UNFINISHED BUSINESS

a. Tree Removal Bid 2027-2028

> Motion to approve advertising the request for bid for the 2027 Tree Removal contract was made by Vice Chair Vigilante and seconded by Supervisor Costa. After a Roll Call Vote, the motion carried 5-0.

b. Fall Fest Road Closure

Tim Compton presented an updated road closure and parking plan for Fall Fest, noting that this year presents unique logistical challenges due to ongoing bridge construction, which effectively renders Yellow Springs Road a dead end. The primary parking area will be the ten-acre field accessible from Pikeland Road, with additional parking available off Yellow Springs Road and at the Washington parking lot. Separation of pedestrian and vehicle traffic will be maintained consistently with prior years.

Township Manager Joan Blatcher and Chief of Police Goggin were acknowledged for their assistance in working through the logistical challenges. Additional road closure signage and barricades, approximately double the usual quantity, have been requested. Supervisor

Hallman inquired whether this plan could also serve the Holiday Stroll event. Mr. Compton confirmed that the intent is to use the parking solution for multiple events and noted that the Holiday Stroll has been shifted from a Friday evening to a Sunday afternoon time slot this year (2:00–5:00 PM) to improve visibility and pedestrian safety. Supervisor Hallman also noted that the Township's previously purchased event lighting to further enhance safety.

The Board acknowledged the plan by consensus; no formal motion was required.

(Added) Playground Update

Supervisor Costa requested an update on the status of playground plans that had previously been expected to be presented at this meeting. Jeff Loudin, Chairman of Parks and Recreation, reported that the Parks and Recreation Committee met but was unable to finalize a complete plan in time. Progress was made regarding the sandbox, which will remain in its current location with potentially minor ADA-related adjustments. Equipment selections are still under review, and a full plan is expected to be ready prior to the first Board of Supervisors meeting in November.

Supervisor Maher clarified that the delay was due to a committee member being out of the country and unavailable to incorporate feedback from the most recent Parks and Recreation session. Township Manager Joan Blatcher confirmed that the November timeline remains compliant with grant requirements. Discussion ensued regarding whether to schedule the presentation for a November 2nd meeting, given that November 3rd is Election Day and the November 2nd meeting was not originally on the approved calendar. The Board and Township Manager agreed to assess scheduling options and publicly post any changes.

VI. NEW BUSINESS (continued)

c. Ordinance 2026-2: Authorize Borrowing and taking of all actions needed to consummate financing

Bond counsel Helen Esbenshade of Lamb McErlane presented Ordinance 2026-2, which authorizes borrowing of up to $3,000,000 to finance the acquisition of property for a new township building and police headquarters, and to pay associated borrowing costs.

Supervisor Hallman asked how the recipients of the RFP were selected. Ms. Esbenshade explained that requests for proposals were sent to four banks with which she has worked in the past and have been offering attractive interest rates. Only one proposal was received — from Mid Penn Bank, the Township's existing banking institution. One bank responded indicating its internal policy does not permit loan terms exceeding 15 years; the two remaining banks did not respond. The proposal from Mid Penn Bank is structured as a 20-year term with a fixed interest rate of 4.7% for the first five years, followed by a variable rate for the remaining 15 years, set at 75% of Wall Street Prime, capped at 5.25%. Ms. Esbenshade characterized this as a relatively favorable tax-exempt rate. The proposal also includes no penalty for early prepayment.

Ms. Esbenshade outlined the regulatory framework governing the borrowing, including requirements under the Pennsylvania Local Government Unit Debt Act, which requires approval from the Department of Community and Economic Development (DCED) a process that may take up to 20 days — and federal IRS regulations pertaining to tax-exempt financing. She noted that if the ordinance is adopted, documents requiring signatures from the Township Secretary and Board Chair would be left with Township Manager Joan Blatcher

that evening to maintain the financing timeline targeting a November 15, 2026, settlement date. Publication of a notice of ordinance adoption in a newspaper is also required.

Vice Chair Vigilante asked why the Township Secretary, rather than the Township Treasurer, is referenced throughout the ordinance. Ms. Esbenshade clarified that the Local Government Unit Debt Act specifically designates the secretary to submit the application, a requirement shared by Township Manager Joan Blatcher who raised the same question.

Supervisor Costa raised a concern that he had not previously been informed that one of the banks had expressed interest in potentially bidding under a 15-year term. He noted that had the Board been made aware during the RFP period, it might have had the opportunity to reissue the RFP with a 15-year option, potentially generating a second competitive proposal. Ms. Esbenshade acknowledged the timeline constraints but noted that the process was conducted within the parameters set by the Board.

> Motion to adopt Ordinance 2026-2, authorizing borrowing and taking all actions needed to consummate financing, was made by Vice Chair Vigilante and seconded by Supervisor Maher. The motion carried 3-2, with Supervisor Costa and Supervisor Hallman voting no.

d. EAC: Crop Grass Planting - Pine Creek Park

Glenn Wenger, Co-Chair of the Environmental Advisory Committee (EAC) and member of the Open Space Committee, presented a proposal to pilot a native grass and wildflower planting on a small section (approximately 25–30 feet wide) of a bank area along the track at Pine Creek Park. The area had previously been cleared of invasive species through contracted work, but vegetation has since returned. The EAC proposes to prepare the selected area by clearing debris, roughening the soil, and seeding it with a mix of native grasses and wildflower seeds, including a rye cover crop for erosion control and weed suppression. The cost of seed is approximately $25.00, funded by the EAC.

Township Manager Joan Blatcher noted that public works staff had no objection to the project, with the understanding that once seeded, the area could no longer be sprayed with herbicide. Mr. Wenger confirmed that future spray treatments would be redirected to other areas. The Board approved the project by consensus.

e. EAC: Meta's Garden Fall Plantings - Pine Creek Park

Mr. Wenger presented a personal project — not an official EAC initiative — to complete the restoration of Meta's Garden at Pine Creek Park. He had previously restored the center of the garden in the spring and now proposed to plant over 100 perennials (more than 20 species, many deer-resistant) along the garden's perimeter, along with a tree, a shrub, and native vines (American wisteria and native honeysuckle) on the pergolas. Mr. Wenger stated he would personally maintain the garden ongoing.

The primary issue brought by the Board was access to a water spigot on the property, as the plants require frequent watering after planting. Discussion between Supervisors and Township Manager Joan Blatcher resulted in a consensus that a locking enclosure be installed over the spigot, with keys provided to both Mr. Wenger and Township Public Works staff. The Township agreed to purchase the lock and enclosure. The Board approved the project and the water access arrangement by consensus.

f. EAC: Small Meadow - Pine Creek Park

Mr. Wenger, joined by Sarah Newman (EAC Chair) and Mike Minnich (West Pikeland Land Trust Chair), presented a proposal to establish a native meadow planting along the entrance road to Pine Tree Park. The meadow would be approximately 8 feet wide along one side of the entrance road, paralleling the existing unmowed area on the opposite side. A strip of mowed grass would be maintained between the meadow and the road.

The West Pikeland Land Trust has approved $6,000 in funding toward seed purchase and ground preparation. A PECO grant application, which must be submitted by a municipality rather than a nonprofit, is also being explored as a potential matching funding source. Township Manager Joan Blatcher asked for and received confirmed that EAC volunteers would provide all labor. Ground preparation would be handled by a contractor using a sod-cutting machine to remove existing turf and prepare the soil, with an estimated cost of approximately $3,000 (lower than an initial bid of $3,600). A perennial seed mix would be planted in the fall, supplemented by an annual mix to provide visual interest during the first two years while perennials become established. The Board approved the project by consensus.

g. Motion to Accept Resignation of Part-Time Police Officer T. Grattan

> Motion to accept the resignation of Part-Time Police Officer Tim Grattan was made by Supervisor Maher and seconded by Vice Chair Vigilante. After a Roll Call Vote, the motion carried 5-0.

Supervisor Hallman requested that a letter of thanks be sent to Officer Grattan in recognition of his service.

VII. PUBLIC COMMENT and QUESTION & ANSWER

Diana Urbanski, Art School Road: addressed the Board regarding concerns about the playground design process. She expressed the view that the design firm engaged for the project has been presenting options from a single manufacturer and questioned why the process has not included competitive consideration of multiple manufacturers. Vice Chair Vigilante responded that the designers are credentialed experts who have worked extensively with the preferred manufacturer due to its established track record for durability, noting that examples of playgrounds using this manufacturer's equipment have remained in excellent condition for 25 years. Township Manager Joan Blatcher clarified that the design team had indicated a willingness to incorporate equipment suggestions from other manufacturers if brought to their attention, and that the primary outstanding feedback from the most recent Parks and Recreation meeting concerned expanding climbing options and the swing set configuration. Ms. Urbanski stressed the importance of multiple vendor proposals in order to get the best product for our playground.

Ryan Leithead, Bodine Road: subsequently addressed the Board and noted, citing a Right-to-Know request, that the Township had entered into a contract not to exceed $49,600 with Natural Lands for professional services, including $12,000 for recreational planning. The resident raised concerns that the consultant appeared to be driving the design vision — specifically toward a "destination playground" or "natural play" aesthetic — rather than reflecting the expressed preferences of residents, who the resident characterized as seeking a revitalization of the existing playground in kind. The resident also questioned the single-manufacturer approach and suggested that competitive design options could be obtained at no

cost from other manufacturers. No formal action was taken in response to the public comment, but the discussion was noted for consideration in advance of the November presentation.

Jeff Loudin, Meadow Creek Lane: informed the Board that the Parks and Recreation Committee and the Chester Springs Library are planning a Fall Trunk-or-Treat event at Walnut Lane Park on Sunday, October 25, 2026, from 2:00 to 4:00 PM. Coordination with the Chief of Police regarding traffic management is in progress.

VIII. ANNOUNCEMENTS

Chair McLewee Jr. announced the following:

- An Executive Session was held on October 5, 2026. Topics discussed were personnel and real estate.
- A Budget Work Session will be held on October 14, 2026, at 6:30 PM at the Township building. Supervisor Maher noted this may be the final budget work session and may run long. Discussion arose regarding the potential need for an additional budget meeting. Township Manager Joan Blatcher agreed to explore whether an extension of the county submission deadline could be obtained and to propose additional meeting dates for Board consideration.
- The next regular Board of Supervisors meetings are scheduled for Monday, October 19, 2026, and Monday, November 2, 2026, both at 7:30 PM. Chair McLewee Jr. noted that the November 2nd meeting is tentative, pending confirmation that it can be accommodated given that Election Day is November 3rd and voting equipment may be set up at the Township building the prior evening.

IX. ADJOURN

Motion to adjourn at 8:40pm was made by Supervisor Maher and seconded by Supervisor Costa. The motion carried unanimously.

Respectfully submitted,

Jennifer Wachsmuth
Township Secretary