



**WEST PIKELAND TOWNSHIP**  
**1645 ART SCHOOL ROAD**  
**CHESTER SPRINGS, PA 19425**

**MINUTES OF JOINT MEETING OF WEST PIKELAND TOWNSHIP**

**OPEN SPACE ADVISORY SUBCOMMITTEE**  
**(with participation of WEST PIKELAND LAND TRUST**  
**December 11, 2025**

**ATTENDING:**

**Lisa Lacroix, Chair**  
**Teresa Wood, Vice Chair (attending by teleconference)**  
**Richard Bright, Member**  
**Donald Finn, Member**  
**Kim Pavia, Member**  
**Art VrecenaK, Member**  
**Sean O'Neill, Secretary**

**ALSO IN ATTENDANCE, from the West Pikeland Land Trust Board were:**

**Michael Minnich, President**  
**Brian Lacey, Member**  
**Donald Finn, Member**  
**Kim Pavia, Member**

**ALSO IN ATTENDANCE, as liaison with the Board of Supervisors, was Supervisor Noreen Vigilante.**

A regular meeting of the West Pikeland Township Open Space Advisory Subcommittee was convened on December 11, 2025, at the West Pikeland Township Municipal Building, at 1645 Art School Road in Chester Springs, PA 19425. The meeting was held jointly with the West Pikeland Land Trust Board, who attended at the invitation of Subcommittee Chairperson, Lisa La Croix, in order to discuss and receive updates on certain pending real property matters

**CALL TO ORDER**

The meeting was called to order by Chairperson Lisa Lacroix at 7:01 p.m. Other Open Space Advisory Subcommittee members, and Land Trust Board members, present at the meeting,

were those listed as attending above. All were present in person at commencement of the meeting, except Teresa Wood who joined the meeting by teleconference.

### **EXECUTIVE SESSION**

At 7:02 p.m., Chairperson Lisa Lacroix suspended the Regular Meeting in progress in order to convene and conduct an Executive Session to discuss property-specific matters. *See Executive Session Notes Addendum.* The Executive Session was concluded at 7:40 p.m. and the regular meeting business was resumed, and the following matters were conducted.

### **APPROVAL OF AGENDA**

Chairperson Lacroix asked whether any matters were to be added to the published Agenda for the Meeting. No additional matters or changes to the Agenda were noted or proposed

### **ANYONE WISHING TO BE HEARD**

Chairperson Lisa Lacroix noted, for the record, that there were no members from the public in attendance or wishing to be heard.

### **GOVERNANCE**

1. **Review/approval of Minutes from the November meeting.** Chairperson Lisa Lacroix asked for comments or a motion for approval of the minutes, as drafted, of the November 13, 2025 meeting (with Executive Session Notes Addendum). On motion by Richard Bright, seconded by Donald Finn, the Minutes and Executive Session Notes Addendum from the November 13, 2025 meeting and Executive Session were unanimously approved by vote of the members present and voting.

2. **Review of Financial Statement.** At the request of Chairperson LaCroix, Teresa Wood presented highlights of the Statement of Financial Position as of November 30, 2025 a balance of funds of \$1,750,000 for acquisition and \$1,645,000 for maintenance. The Statement shows total revenues of approximately \$908,000 and total expenses of approximately \$775,000, or excess of revenue of expense totaling approximately \$133,000. Teresa noted that over that the two biggest expenditures this year were the payment of the Sturgeon TDR purchase funds and the Township open space bond payments.

Teresa Wood reiterated her request that the Township's financial reporting, in the coming calendar year, periodically include a trailing measures analysis comparing revenues and expenses on a retrospective basis over a five year period, so that the long-term trends in the Township's financial position on open space funding may be more easily monitored. Supervisor Vigilante and Vice Chair Wood concurred that work on such an analysis would not be requested to start until after focus on the currently pressing year end business of the Township is concluded.

### **3. Terms of appointment**

Chair Lisa LaCroix announced that Secretary, Sean O'Neill, would be resigning from his position on the Open Space Advisory Subcommittee effective upon the expiration of the current calendar year. Lisa thanked Sean for his service and contributions to the Subcommittee over a long term and presented him with a parting gift as a tribute for his service. Sean thanked Lisa and those present for the gracious tribute and expressed his appreciation for the opportunity to collaborate with them in the open space preservation work of the Committee.

### **NEW BUSINESS**

#### **1. Potential Conservation Easement on Tax Parcels 34-4-14 and 34-4-018**

Following discussion in Executive Session, the following two recommendations to the Board of Supervisors were made and approved in connection with pending Township Resolution nos. 2025-18 and 2025-20:

- A. Resolution 2025-2018. On motion by Teresa Wood, seconded by Sean O'Neill, following discussion, it was unanimously resolved that:

The Open Space Advisory Subcommittee recommends to the Board of Supervisors that, in accordance with the Pennsylvania Open Space Lands Act, as amended, and the planning requirements therein, the Township should resolve to supplement its existing open space and recreation resources and plans for designation of lands for open space uses by adopting the draft land use plan which designates, for potential open space uses, the parcels of land identified as Tax Parcel numbers 34-4-14 and 34-4-18 to enable consideration of acquisition of open space benefits in such land, on the basis and for the reasons set forth in such proposed supplemental land use plan.

- B. Resolution 2025-20190. On motion by Teresa Wood, seconded by Richard Bright, following discussion, it was unanimously resolved that:

The Open Space Advisory Subcommittee recommends to the Board of Supervisors that it should resolve to authorize the submission of the proposed Chester County Preservation Partnership grant application, and, subject to a public hearing, the subsequent acquisition of the proposed Conservation Easement upon Tax Parcel numbers 34-4-14 and 34-4-18 with Township committed funding of up to \$341,000 plus certain applicable expenses, contingent upon: the existing environmental impact study needing no further remediation or testing; and, an award of a Chester County grant in an anticipated amount of \$596,500 toward acquisition and expenses and land owner donation of not less than \$250,000 for acquisition costs and expenses.

### **ANNOUNCEMENTS**

Art Vrecenak announced that the Yellow Springs Village Holiday Stroll is scheduled to occur on December 12, 2025, from 5:00 to 8:00 p.m.

### **ADJOURNMENT**

There being no further business After conclusion of the Executive Session, the Regular Meeting in progress was resumed at which time, being 8:22 p.m., there being no further business, on motion by Don Finn and seconded by Lisa Lacroix, the regular meeting was adjourned.

Respectfully Submitted,

Sean O'Neill, Secretary