

Board of Supervisors Meeting

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	
Bryan Maher, Supervisor	

September 21, 2026, 7:30 PM

I. Call to Order

Chair Thomas McLewee Jr. called the meeting to order on Monday, September 21, 2026 at 7:30 PM.

II. Pledge of Allegiance

III. Approval of Agenda

Motion to approve the agenda 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 (Tuesday, September 8, 2026 Board of Supervisors)

Motion to approve the minutes of Tuesday, September 8, 2026 Board of Supervisors meeting was made by Vice Chair Vigilante and seconded by Supervisor Costa. After a Roll Call vote, the motion carried 5-0.

V. Reports

a. Police

Police Chief Goggin presented the department's report for the month of August. The department recorded 293 reportable incidents, a slight increase from the prior month's 236. Incidents included 2 domestics, 8 assists to other agencies, and 3 erratic driver reports. There were 1 reportable accident and no non-reportable accidents, a decrease from 4 the prior month.

Chief Goggin highlighted several professional development and training activities. Sergeant O'Connell attended a Right to Know Legal Update and a MOPEC course on investigating domestic violence. Officer Matthew McBride received tactical building search training with Schuylkill Township Police and participated in naloxone training as part of his ongoing first

aid education. Sergeant O'Connell, Officer DeForrest, and Officer McBride attended search warrant preparation training in King of Prussia sponsored by the Pennsylvania District Attorneys Association, which Chief Goggin noted was very well received by the officers.

Chief Goggin also reported attending a Human Needs Network meeting as liaison with the Chester County Chiefs of Police, where discussion focused on the service needs of Chester County residents. He additionally served as an instructor at PSP for a course on leading change in organizations and attended a Berks County Chiefs of Police meeting as a guest to gather information on record management systems with an eye toward cost-conscious decision-making.

Regarding community traffic concerns raised by residents about speeding on Yellow Springs Road and Street Road, Chief Goggin announced that Officer Matthew McBride volunteered and was subsequently designated as the department's Traffic Safety Officer, responsible for traffic studies, citation tracking, pin mapping, and direct resident engagement on traffic concerns.

Chair McLewee inquired about the speed indicator sign on Route 113, noting that one appeared to have been removed. Chief Goggin confirmed its relocation to Yellow Springs Road and explained the value of data-driven reporting in addressing community concerns.

Supervisor Harold Hallman III suggested that the 2027 budget include funding for pole-mounted speed signs, estimating a cost of approximately \$2,500 per unit, as a practical long-term investment. Chief Goggin agreed it was an excellent idea.

b. Approval of Bills

Township Manager Joan Blatcher presented the financial report. Cash balances as of August 31, 2026 were as follows: General Fund — \$3,151,000.00; Open Space — \$3,618,000.00; Liquid Fuels — \$591,900.00; for a grand total of \$7,522,296.00. Year-to-date revenues were \$2,183,000.00 and year-to-date expenses were \$1,913,000.00.

Supervisor Hallman raised two questions regarding specific line items. He noted that a payment to vendor Martin Tire appeared to be miscategorized as a police expense and suggested it may relate to public works tires. Township Manager Blatcher acknowledged the concern, noting that public works did receive tires that month, and agreed to review the receipts to confirm the correct categorization. Supervisor Hallman also inquired about a payment to Natural Lands Trust referenced as "PCP Playground." Township Manager Blatcher indicated it was likely associated with the contracted work for Pine Creek, covered in part by grant funding, and billed on a monthly progress basis. Supervisor Hallman also asked about a \$2,000 payment to HYS for the Fall Festival, which Supervisor Maher explained was part of the annual EAC sponsorship, giving the EAC a role in shaping the festival's connection to West Pikeland.

Motion to approve the bills was made by Vice Chair Vigilante and seconded by Supervisor Costa. After a Roll Call vote, the motion carried 5-0.

VI. Unfinished Business

There was no unfinished business.

VII. New Business

a. HYS Fall Fest Road Closure

Township Manager Blatcher explained that the Historic Yellow Springs Fall Festival Road closure required additional coordination this year due to the closure of Art School Road for the bridge repairs, which prevents the typical traffic flow and risks turning Yellow Springs Road into a cul-de-sac. Chief Goggin and Historic Yellow Springs staff met that afternoon and had a productive discussion. Township Manager Blatcher indicated that a traffic flow map and emergency vehicle access plan would be presented at the October 5th Board meeting for formal consideration.

Supervisor Maher confirmed that the Board's action would, as in prior years, be to approve the closure of the township's portion of Art School Road, with the specific extent of the closure to be determined based on plans presented at the next meeting. After brief discussion, the Board agreed to table the vote until October 5th when the full plan would be available.

b. Resolution 2026-19: Chester County Hazzard Mitigation Plan

Township Manager Blatcher read Resolution 2026-19 into the record. The resolution affirms West Pikeland Township's adoption of the Chester County Hazard Mitigation Plan as required under Section 322 of the Disaster Mitigation Act of 2000, a prerequisite for eligibility to receive post-disaster hazard mitigation grant program funds. The plan was developed by the Chester County Department of Emergency Services in cooperation with county departments, municipal officials, and citizens.

Motion to approve Resolution 2026-19, Chester County Hazard Mitigation Plan, was made by Supervisor Hallman and seconded by Vice Chair Vigilante. After a Roll Call vote, the motion carried 5-0.

c. Resolution 2026-21: Authorization to Pursue Financing for 1001 Kimberton Road

Township Manager Blatcher read Resolution 2026-21 into the record, authorizing the township, together with bond counsel Lamb McErlane PC, to distribute Requests for Proposals and evaluate financing options of up to \$3,000,000 for the acquisition of 1001 Kimberton Road. The resolution also ratifies all prior actions taken in support of such financing, with no prepayment penalty loans to be sought, allowing the township to retire the debt early if grant funding is received.

Motion to approve Resolution 2026-21, Authorization to Pursue Financing for 1001 Kimberton Road, was made by Supervisor Maher and seconded by Vice Chair Vigilante. The motion carried 3-2, with Supervisor Costa and Supervisor Hallman voting no.

d. Discussion on Sale of surplus Public Works vehicle

Township Manager Blatcher presented background on the surplus public works vehicle question that had been raised by Supervisor Hallman at the prior meeting. The vehicle in question, referred to as Truck No. 3, is currently used for weed spraying to avoid repeatedly loading and unloading the sprayer and tank. It has approximately 90,000 miles, with a transmission replaced in March 2025 carrying a three-year unlimited mileage warranty. Annual maintenance costs are approximately \$1,800, comprising \$250 for inspection and \$1,558 for insurance.

Township Manager Blatcher noted that while Truck No. 3 is now considered a spare vehicle following acquisition of a new grant-funded pickup truck, there were multiple instances in the prior winter when a spare truck would have been valuable: in February 2025, the dump truck snowplow was struck by a passing vehicle and was out of service for nine days, and Truck No. 2 subsequently developed a hydraulic leak that put it out of service for four days, leaving the township without adequate plowing capacity during two winter storms. Attempts to engage outside contractors during that period were unsuccessful as all were otherwise committed.

Township Manager Blatcher also reported that the township was recently awarded an LSA grant of \$75,000 for an additional public works truck for the following year and suggested that if Truck No. 3 is retained through the winter, it could be listed for sale in the spring with proceeds applied toward the gap between the grant amount and the cost of the new truck.

Supervisor Hallman questioned the need to retain the truck given that a snowplow bid had been issued for contractors. It was noted that no bid responses had yet been received. After discussion, the Board agreed to table the matter until the snowplow bids are returned to provide a clearer picture of winter coverage.

Regarding the sale of surplus police vehicles, Chief Goggin reported that two vehicles are ready to be posted on the Municibid platform beginning September 28th, with a minimum opening bid of \$1,000 per vehicle. One vehicle is inspected and one is not, with the uninspected vehicle having an exhaust leak. Supervisor Hallman suggested the inspected vehicle should carry a higher reserve, and Chief Goggin acknowledged the bidding would likely accelerate beyond the minimum, while also noting the Board retains the right to reject any bids received.

e. Adding Q&A to Public Comment at the BoS meetings

The Board discussed a proposal to formally incorporate a question-and-answer component into the existing public comment period at Board of Supervisors meetings. There was general consensus in support of the concept, with discussion focused on practical parameters to prevent meetings from running excessively long.

Supervisor Maher suggested establishing clear guidelines, such as limiting questions to one per person, reserving the right to defer questions that cannot be answered immediately, and potentially requiring sign-ins to record who is asking. He emphasized the importance of maintaining order while still allowing for genuine dialogue, noting that the flexibility of time limits could scale with the size of the audience. Vice Chair Vigilante suggested that any formal guidelines include a stated restriction, with the understanding that the Board could exceed it at its discretion.

Chair McLewee noted he had guidelines from PSATS that could inform the drafting of a formal policy. The Board agreed to merge the Q&A component with the existing public comment agenda item, ensuring continued compliance with the state requirement for public comment, and to apply the new approach effective immediately.

VIII. Public Comment

Daniel Iannucci, Parker Hill Road: inquired about the total budget for 1001 Kimberton Road. Chair McLewee indicated that while the purchase price is known, architectural and renovation costs are still being developed. Supervisor Maher referenced the current 2027 draft budget, noting that the numbers will likely change significantly once firm bids are received and the Board determines the scope of work to proceed with in 2027. Much of what was estimated to be paid for the renovations was a full “wish list” from Chief Goggin and the Township, some of that would be completed in future years. Supervisor Maher emphasized that Police accreditation is the goal, and everything else can be completed in phases. Mr. Iannucci also raised concern that he found it unusual to commit to a purchase of this magnitude without a full set of renovation bids in hand and encouraged the Board to seek a due diligence extension with the seller if necessary. He expressed concern that the project cost had grown without complete bid information and warned of the risk that phased renovations could result in escalating and ultimately uncapped expenditures. Chair McLewee acknowledged the unknowns and indicated that a comprehensive budget presentation would be part of the upcoming budget workshop.

Sue McElroy, Messner Road: expressed surprise that the township was pursuing a loan to purchase the property, having understood that existing funds and the sale of the current administrative building would cover the cost. Supervisor Maher explained that the township's current general fund balance of approximately \$3.1 million would be substantially depleted if used entirely for the purchase, leaving no reserves for emergencies. The financing approach allows the township to retain adequate general reserves, with the intent to use loans carrying no prepayment penalty so that proceeds from the sale of the current building or any grant funding can be applied to retire the debt early.

Diana Urbanski, Art School Road: asked about environmental conditions at 1001 Kimberton Road, specifically prior oil and gas activity. The Board confirmed that Phase 1 and Phase 2 environmental studies were conducted, and all test results came in at or below acceptable commercial/non-residential levels. Township Manager Blatcher added that the site had previously been remediated in 2019, and an Act 2 letter was obtained at that time. The only identified follow-up need was to shock the well.

Ryan Leithead, Bodine Road: delivered a statement on behalf of the Cayden's Corner memorial at the township playground, expressing concern that the playground redesign process had been dismissive of the memorial's significance to the family and the community. He described Cayden's Corner as a memorial built in his child's memory, approved by the Board, community-funded, and in place for three years. He stated that design concepts presented at a recent meeting appeared to assume either relocation or significant alteration of the memorial's elements, and that statements presented at that meeting as requirements or standards often proved, upon questioning, to be merely best practices or professional preferences. He asked each Board member to answer yes or no as to whether they supported leaving Cayden's Corner exactly as it exists, in its current location, with only minor ADA-related improvements, and designing a new playground around it.

Vice Chair Vigilante responded that since the prior week's playground meeting, the design consultants had taken all feedback into account and were in the process of developing a new design starting from scratch—one that leaves Cayden's Corner in its existing location and enlarges the overall footprint of the playground to accommodate required safety zones. Vice Chair Vigilante cautioned that the new design was only a rough pencil sketch and not yet appropriate to share publicly but anticipated it would be finalized within a week and presented at the next Parks and Recreation meeting.

In response, the individual Board members provided their positions. Supervisor Maher stated he supports keeping Cayden's Corner where it is and that the sign should not be altered in any way. Supervisor Costa expressed support for keeping the current play area as is and the sign in place adding he was glad to hear the new designs reflect that. Vice Chair Vigilante indicated that by virtue of the new design, her answer was yes by default, while reaffirming her commitment to doing what is best for the entire community. Chair McLewee said he would like to see the final drawings before offering a definitive answer but expressed a desire to support the family and keep things intact. Supervisor Hallman stated he unequivocally supports Cayden's Corner, calling it "perfect," and referencing the Board's prior documented support for the memorial.

Katie Levassuer, Street Road: Shared her concerns in addition to Cayden's Corner regarding the play structures / equipment in the previously shared designs for the Playground. Requests full transparency regarding the playground design so that those who donated/continue to donate have a clear picture of what their money is being used to purchase. Asked when the new designs will be available for review and public input. Vice Chair Vigilante advised that the 2 new designs should be ready for review at the next Parks and Recreation meeting on October 1.

Diana Urbanski, current member of the Parks and Recreation committee, inquired if the email she sent to the township had been shared with the Board. In regard to the park design, she visited the playground and polled parents on their wants. Feels strongly that we do not lose what we have on site already when it is replaced. Seeking multiple slides, places to run and hide, etc. so that the new design caters to all, including neurodivergent children when able.

Vice Chair Vigilante also noted that the playground project is approximately \$25,000 short of the minimum funding threshold and encouraged community members to consider donating. Supervisor Maher added that the project could potentially be phased, using available grant funds now and supplementing with future donations.

Denise Leithead, Bodine Road: attended the playground meeting and was disappointed that they were not permitted to speak while attending the playground meeting last week. Asked when the public would be able to vote on/provide input towards the design.

Supervisor Maher encouraged residents with input on the playground design to attend the Parks and Recreation meeting on October 1st, where the new designs will be presented. He noted that given the grant timeline, there are limited remaining Board meetings before a decision must be made, making the Parks and Recreation meeting the most important forum for public input.

Ryan Leithead added that while he is not concerned about the timeline and meeting the grant deadlines currently, he is concerned that the picture to be presented to the Board in the upcoming weeks will lack the level of detail needed to make an informed decision, such as total cost of ownership and maintenance planning.

Joe Lewis, Charlestown resident: attended in support of Cayden's Corner, and applauds the Boards support to maintain the memorial.

Daniel Iannucci returned to ask a follow-up question regarding the police referendum ballot measure and whether the 1.5-mill cap on tax increases it established had been factored into the budget. Supervisor Maher confirmed that the anticipated tax increase under current draft projections is approximately 0.75 mills, well within the cap, and would be dedicated solely to funding the increased expenditure related to the police department. He stressed the importance of completing a full outline on the total long-term cost of the 1001 Kimberton Road project. Chair McLewee confirmed that the comprehensive financial picture is being assembled and will be presented as part of the upcoming budget process.

Ryan Leithead raised concerns about costs associated with building a new police station as a standalone option, referencing whether that alternative had been fully vetted. Supervisor Maher summarized that three options had been evaluated at the outset: rebuilding into the hill at the current site, developing a municipal campus on Walnut Lane adjacent to existing public works facilities, and acquiring 1001 Kimberton Road. He explained that his primary motivation for supporting 1001 Kimberton Road was the opportunity to generate rental income to offset rising township operating expenses without relying solely on tax increases.

Supervisor Hallman expressed reservations about the township becoming a commercial landlord, suggesting it was not within the traditional scope of a township's role, and commented that the financial commitment to this building could come at the cost of road maintenance. Township Manager Blatcher noted that approximately half of the township's roads are state roads, which the township is not authorized to repair, and encouraged residents to confirm road jurisdiction before attributing maintenance concerns to the township.

Supervisor Costa spoke to the unknowns surrounding the purchase and renovation of 1001 Kimberton, stating that the maximum/worst case scenario projected cost of the purchase price (\$3M), Build out costs (\$1.5M) Water remediation (\$750K), and Property Condition report issues (\$1.5M) totals approximately \$6.7 million. The 6.7M can be reduced by sale proceeds of current buildings, cost savings, and rental income. Chairman McLewee advised that all would be available for review and discussion at the upcoming Budget Work sessions. Supervisor Costa responded to Chairman McLewee that the project budget should have been presented to the public months ago.

IX. Announcements

Chair McLewee announced the following:

An Executive Session was held on Monday, September 21, 2026, covering the topics of real estate and personnel.

A Budget Work Session will be held on Wednesday, September 30, 2026 at 6:30 PM at the township building.

The next Board of Supervisors meeting will be held on Monday, October 5, 2026 and Monday, October 19, 2026, both at 7:30 PM.

X. Adjourn

Motion to adjourn was made by Supervisor Maher and seconded by Vice Chair Vigilante. The motion carried unanimously. The meeting was adjourned at 8:35pm.

Respectfully submitted,

Jennifer Wachsmuth
Township Secretary