



WEST VINCENT TOWNSHIP POLICE DEPARTMENT May 2026 Monthly Report



Crime Information

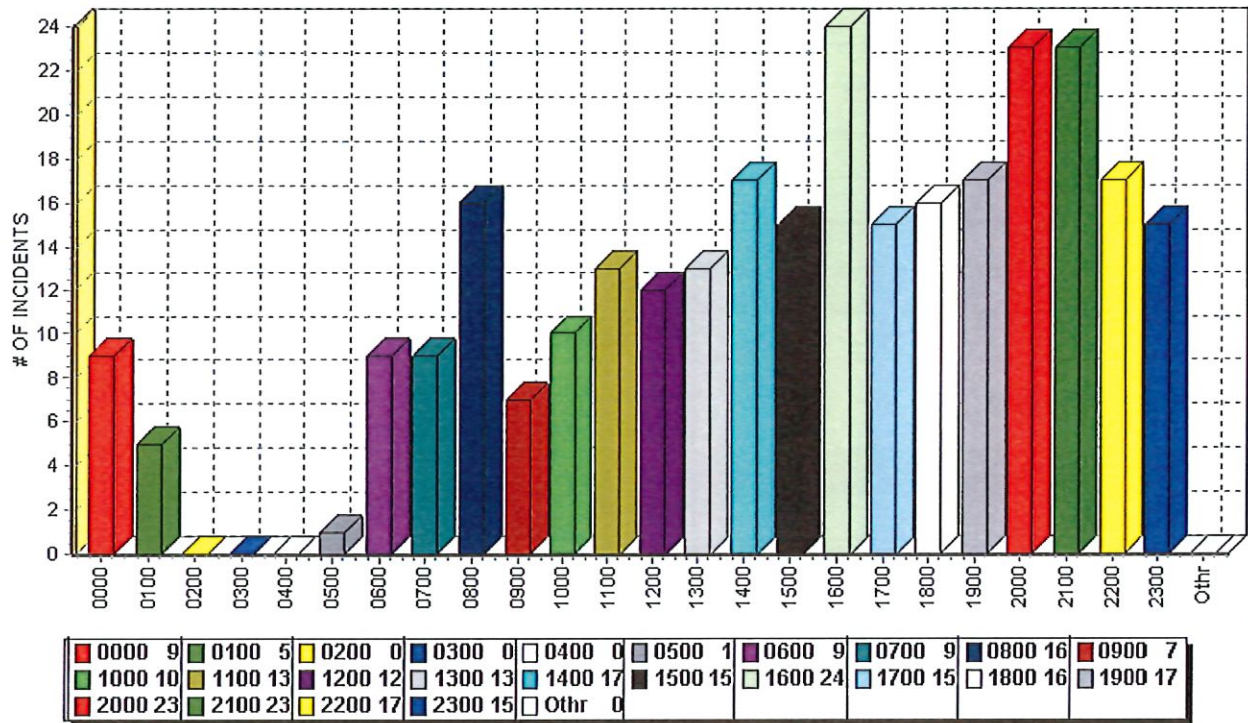
Part I Offenses	2026	2025
Murder	0	0
Rape	0	0
Robbery	0	0
Aggravated Assault	0	0
Burglary	0	0
Theft	1	0
Theft of Vehicle	0	0
Arson	0	0
Total Part I Offenses	1	0
Part II Offenses	2026	2025
Criminal Mischief	1	0
Disorderly Conduct	1	0
DUI	0	1
Drunkenness	0	0
Embezzlement	0	0
Forgery/Counterfeiting	0	0
Fraud	1	2
Gambling	0	0
Harassment	2	1
Liquor Laws	0	0
Drugs/Narcotics	0	0
Other Assaults	0	0
Prostitution	0	0
Receiving Stolen Property	0	0
Sex Offenses	0	0
Trespassing	2	0
Vagrancy	0	0
Underage Drinking	0	0
Weapons Offenses	0	0
Other Offenses	0	1
Total Part II Offenses	7	5

Service Activity

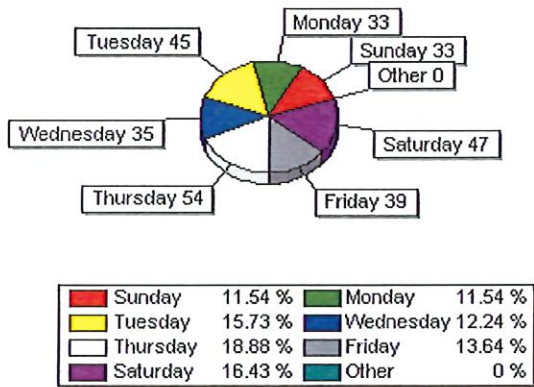
Service Calls	2026	2025
911 Hang Ups	0	0
Accidents	3	9
Alarms	17	15
Ambulance Assist	26	18
Animal Complaints	4	9
Business Checks	14	30
Disabled Vehicle	0	0
Disturbances	1	2
DOA (Death)	0	0
Domestic Disturbance	2	2
Fire	1	5
Lost Property	0	1
Missing Persons	5	0
Mutual Assist	2	4
Noise Complaints	5	2
Overdose	0	0
Parking Complaints	0	0
Police Information	19	12
Shots Heard	0	1
Suicide	0	0
Suspicious Condition	10	2
Suspicious Person	2	0
Suspicious Vehicle	0	0
Traffic Hazard	10	15
Vacation Notices	0	1
Warrant	0	1
Well Being Checks	21	5

WEST VINCENT TOWNSHIP POLICE DEPARTMENT May 2026 Monthly Report (cont'd)

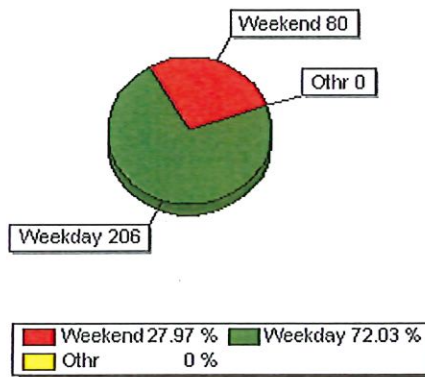
Incident Frequency by Hour of the Day (Using DATE RECD)



By Day of Week



Weekday vs Weekend



**WEST VINCENT TOWNSHIP
POLICE DEPARTMENT
May 2026 Monthly Report (cont'd)**

TRAINING

No Training in May

SUMMARY TOTALS

Number of Calls for Service – 198

Number of Business / Patrol Checks – 74

Number of Crimes Investigated – 8

Number of Arrests – 2

- Disorderly Conduct
- Harassment

Number of Traffic Details – 8

Number of Traffic Citations / Written Warnings – 23

Number of Accidents Investigated - 3



Ludwigs Corner Fire Company

Monthly Incident Statistics

Month: May 2026

Total Calls: 60 Time in SVC: 45 Hrs 9 Min Total Man Hours: 311 Hrs 56 Min Volume 61.67%

West Vincent Township

Auto Accident: 2 Time in SVC: 16hrs 0min Total Man Hours: 46 Hrs 57 Min Volume 61.67%
 Building Fire: _____ Fire Police: _____ Trash/Debris: _____
 Helicopter LZ: _____ Auto/Truck Fire: _____ QRS/ALS: 9
 Auto Alarm: 9 Brush/Woods Fire: _____ QRS/BLS: 17
 Trees/Wires: _____ Other: _____

Upper Uwchlan Township

Auto Accident: 1 Time in SVC: 2hrs 34min Total Man Hours: 14 Hrs 18 Min Volume 10.00%
 Building Fire: _____ Fire Police: _____ Trash/Debris: _____
 Helicopter LZ: _____ Auto/Truck Fire: _____ QRS/ALS: 1
 Auto Alarm: 1 Brush/Woods Fire: _____ QRS/BLS: 1
 Trees/Wires: 1 Other: 1 Burn complaint

East Nantmeal Township

Auto Accident: _____ Time in SVC: 12hrs 4min Total Man Hours: 72 Hrs 35 Min Volume 20.00%
 Building Fire: _____ Fire Police: _____ Trash/Debris: _____
 Helicopter LZ: _____ Auto/Truck Fire: _____ QRS/ALS: 2
 Auto Alarm: 1 Brush/Woods Fire: _____ QRS/BLS: 6
 Trees/Wires: 1 Other: _____

Mutual Aid

Total Calls: 5 Time in SVC: 14hrs 31min Total Man Hours: 178 Hrs 6 Min Volume 8.33%
 Auto Accident: _____ Fire Police: _____ Trash/Debris: _____
 Building Fire: 3 Auto/Truck Fire: _____ QRS/ALS: _____
 Auto Alarm: _____ Brush/Woods Fire: _____ QRS/BLS: _____
 Relocate/standby: 1 Other: _____

Average responders per call
 Automatic alarms for May
 Training Hours

6.875 Average responders per QRS call 1.31
 11 Fire Chief, Jeff Kimes
 168



KIMBERTON FIRE COMPANY

P.O. Box 99 Kimberton, PA. 19442-0099

STATION 61

Emergency 911 • Fire Station 610.935.1388 • Radio Room 610.933.8968

Kimberton Fire Co. Responses for May 2026

East Pikeland-24

Charlestown-15

West Pikeland-1

West Vincent-3

East Vincent-3

Mutual Aid-20

Total Responses-66

Professional Services From Volunteer Forces

RIDGE FIRE CO.NO.1
 480 Ridge Road
 Spring City, PA 19475

Month of May YEAR OF 2026 Total Calls 36

	East Coventry	East Vincent	West Vincent	South Coventry	Warwick	Other
Number of Calls	8	16	0	7	2	3
Building	1	2		1		3
Chimney						
Vehicle						
Accident	1	1		5		
Standby						
AFA	2	6		1		
Fire Police		1				
Field						
Trees & Wires						
Control Burn		1				
Asst						
CO meter	1	1				
Helicopter Landing						
Special Service						
Gas Leak	1	2				
Arrest	1					
Odor inside		1				
Woods					1	
Forcible Entry						
Smoke in area						
Rescue	1	1			1	
Men Responded	120	194		90	34	37
Man Hours	114.7	50.9		99.9	107	23.9
Miles Traveled	92	78		100	191	55

Total number of men responded 475
Total number of man hours 396.4
Total number of miles traveled 516



**RIDGE FIRE POLICE MONTHLY CALL REPORT
May 2026**



NUMBER OF CALLS	TOWNSHIP
10	East Coventry
8	South Coventry
13	East Vincent
0	West Vincent
0	Warwick
1	North Coventry
2	Other
TOTAL	34

2	Event/Special Details
	Traffic Unit
10	Total Number of Emergency Responses
6	Total Number of Training/Business Use
16	Total Number of Traffic Unit Use
163	Total Miles Traveled
24.65	Total Number of Work Hours
104	Total Number of Members Responded
84.97	Total Number of Member Work Hours
2	TSB Days in use
34	Cones
5	Flares
5	Signs

NOTES:

Special Details: East Coventry Township Parks & Rec with Memorial Day Observance

Special Details: Chester County Fire Police Assoc Meeting S Coatsville

Assist: Kimberton, Sta 71

Traffic Lane Closures: Both: 6 Times, One: 6 Times



UWCHLAN AMBULANCE CORPS

Proudly Serving Uwchlan, Upper Uwchlan, Wallace, West Vincent, West Pikeland, Charlestown & East Nantmeal

70 West Welsh Pool Road Exton, Pennsylvania 19341-1222
Phone 610-363-1067 • www.station87.com

Station 87

May 2026

Call volume for West Vincent Township has remained consistent over the past eleven months. Total call volume was the highest we have seen this year. We are currently evaluating the operational need and associated costs of providing additional ambulance coverage during the hours of 0600–1800 and 1800–2200.

We are also anticipating delivery of two new ambulances during this year and early 2027, which are being funded primarily through grant awards.

Total Calls in West Vincent Township: 24 (9.02%)

Totals Calls for Month: 266

Call Breakdown

ALS	9
BLS	15
FIRE	0

Call Types

BLS Accident	2	ALS Cardiac Arrest	1
BLS Allergic Reaction	1	ALS Heart Problem	2
BLS Fall	5	ALS Injured Person	1
BLS Injured Person	3	ALS Respiratory Difficulty	4
BLS Mental Health Emergency	2	ALS Stroke	1
BLS Sick Person	1		
BLS Unknown Nature	1		

Call Outcomes

ALS Transports	8
BLS Transports	9
IALS Transports	1
No Services	1
Recalled	4
Refusal	1

Average Times

Avg Dispatch to Response: 0:01:33

Avg Response to Onscene: 0:10:26

Avg Onscene to Transport: 0:15:51

Avg Transport to Arrive: 0:25:03

Avg Total Call Time: 1:22:26



Uwchlan Ambulance
MONTHLY
REPORT

Contact Us

610-363-1067
www.Station87.com
70 W Welsh Pool Rd
Exton, PA 19341

MAY 2026

MUNICIPALITIES

Municipality	May	%	YTD
Caernarvon	2	0.75%	6
Caln	1	0.38%	10
Charlestown	13	4.89%	33
Coatesville	0	0.00%	2
Downingtown	0	0.00%	9
East Brandywine	0	0.00%	4
East Caln	2	0.75%	9
East Fallowfield	0	0.00%	1
East Nantmeal	3	1.13%	16
East Pikeland	1	0.38%	1
East Whiteland	3	1.13%	7
Elverson	0	0.00%	6
Honeybrook Twp.	1	0.38%	6
Malvern	0	0.00%	1
South Coventry	0	0.00%	2
Upper Uwchlan	40	15.04%	251
Uwchlan	144	54.14%	627
Wallace	5	1.88%	20
Warwick	1	0.38%	6
West Brandywine	2	0.75%	7
West Chester	0	0.00%	2
West Nantmeal	0	0.00%	7
West Pikeland	13	4.89%	74
West Vincent	24	9.02%	101
West Whiteland	11	4.14%	64
	266		1272

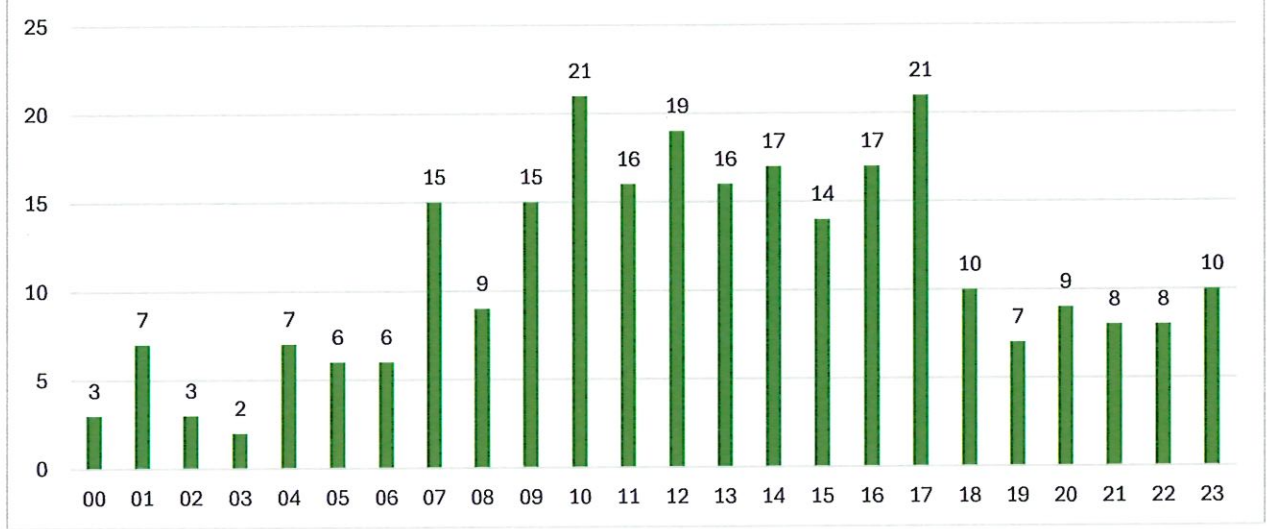
TOTAL CALL COMPARSISON 2025-2026

Current Month 2025	YTD 2025	Current Month 2026	YTD 2026	YTD +/-
404	2090	266	1272	-818

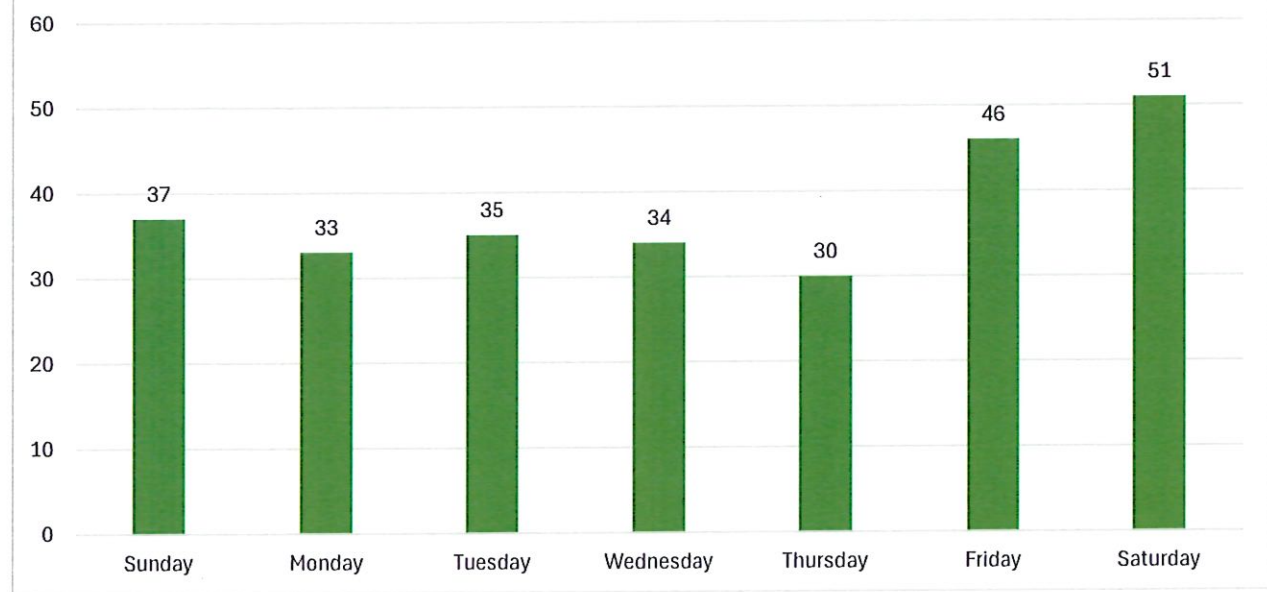
TOTAL TRANSPORTS COMPARISON 2025-2026

Current Month 2025	YTD 2025	Current Month 2026	YTD 2026	YTD +/-
282	1431	186	877	-554

CALL VOLUME BY HOUR



CALL VOLUME BY DAY OF WEEK



AVERAGE TIMES

Dispatch to Enroute	1:28
Enroute to On Scene	7:06
On Scene Time	20:33
Transport Time	21:45
ER Wait Time	11:07
Dispatch to Available	1:08:05

CALLS COVERED BY OTHER SERVICES

	Month
East Whiteland	2
GFAC	19
Minquas	10
Pottstown	1
	32

CALLS COVERING OTHER SERVICES

	Month
Elverson	3
GFAC	9
Minquas	3
Tower	3
Westwood	1
	19

LEVEL OF SERVICE

Total BLS Responses	155	54.77%	% of total monthly call volume
Total BLS Transports	86	30.39%	% of total monthly call volume
Total IALS Transports	8	2.83%	% of total monthly call volume
Total ALS Responses	111	39.22%	% of total monthly call volume
Total ALS Transports	92	32.51%	% of total monthly call volume
Total Internal ALS Transports	86	98.85%	% of total monthly call volume
Total ALS Transports w/other Services	6	6.90%	% of total monthly call volume
Total No Transports	80	28.27%	% of total monthly call volume

CALLS BY STATION

Station	Month	YTD
Main	195	957
Sub. UUT	71	315

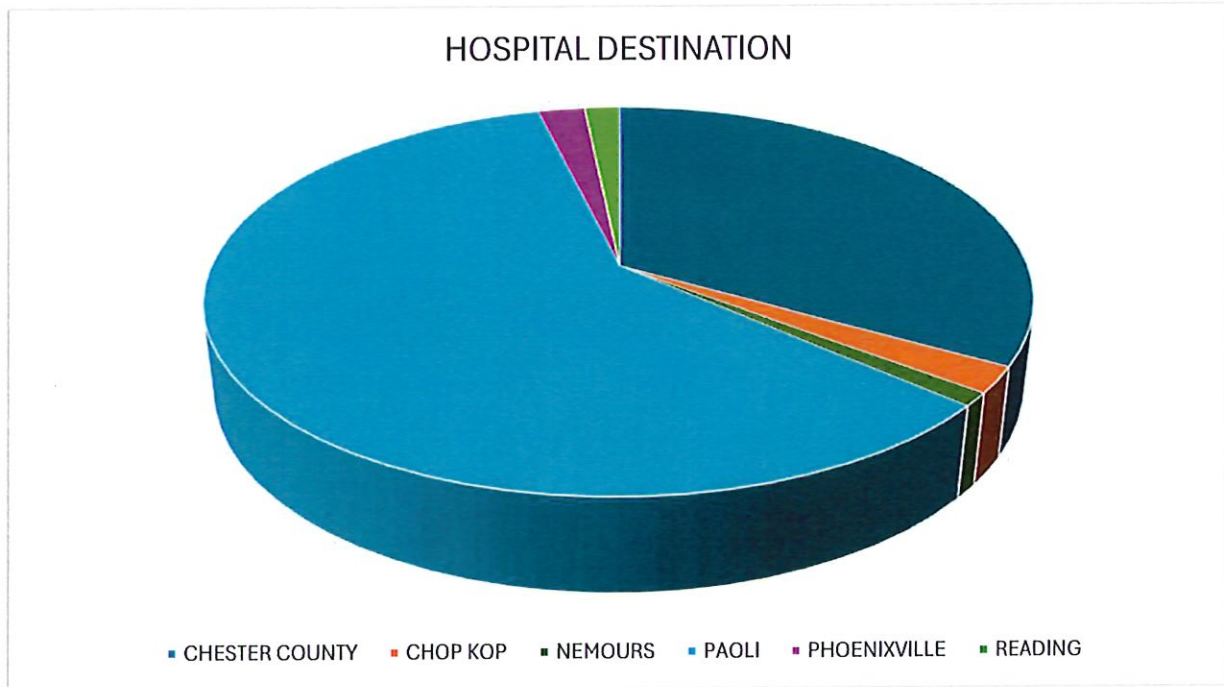
CALL SEQUENCE

First Call	200
Second Call	63
Third Calls	2
Fouth Call	1

HOSPITAL DESTINATION INFORMATION

HOSPITAL	MONTH	%	NON-TRANSPORTS	MONTH
Chester County	62	33.33%	No Services	20
CHOP KOP	4	2.15%	Patient Refused	39
Nemours/Al Dupont	2	1.08%	Recall/Cancel	12
Paoli	111	59.68%	Stand-by	5
Phoenixville	4	2.15%	Transferred Care	2
Reading	3	1.61%	Public Assist	2
	186			80

TRANSPORTED	186	69.9%
NOT TRANSPORTED	80	30.1%
	266	

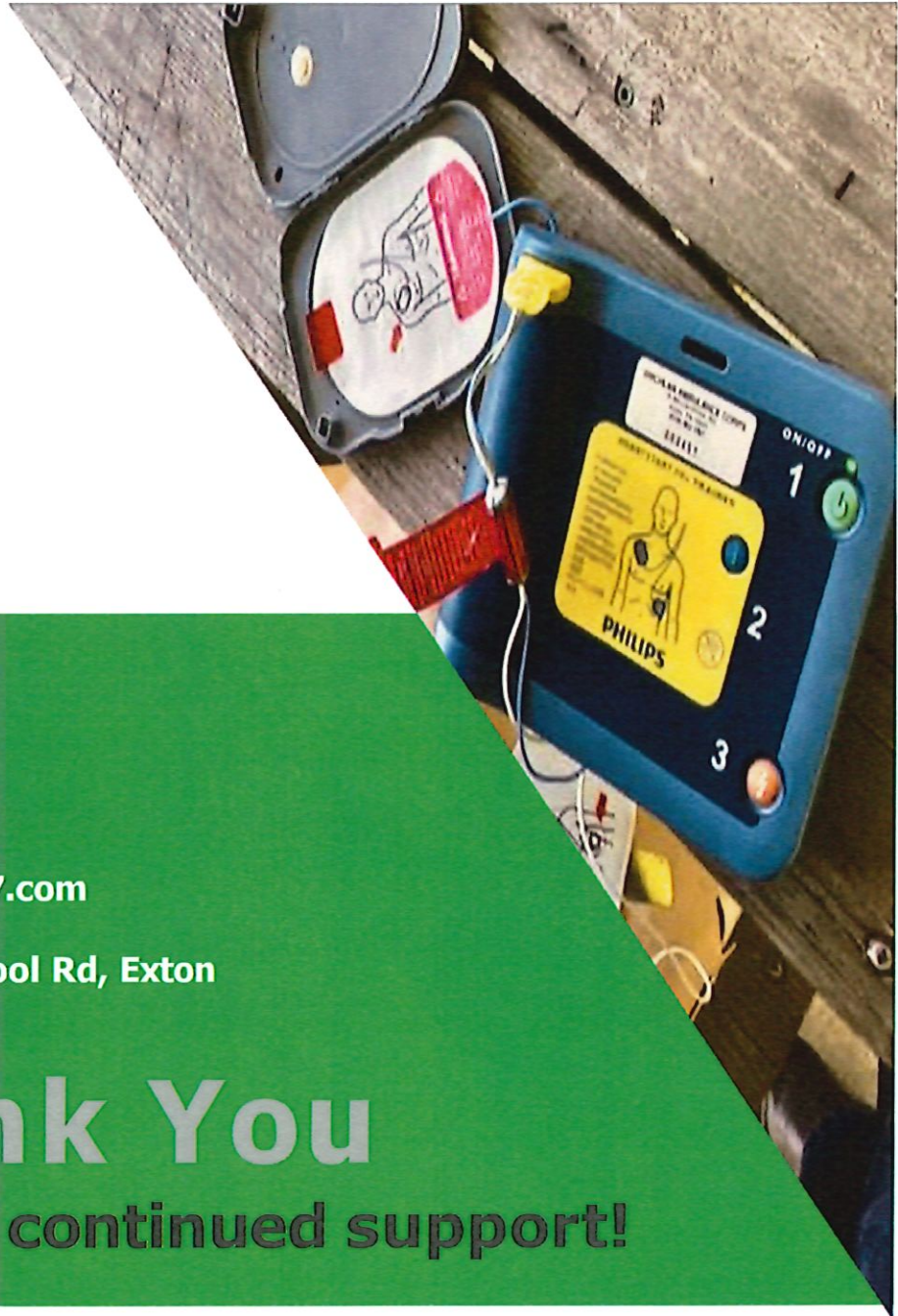


MEDICAL CATEGORIES

ALS - Accident	6
ALS - Accident Entrapment	2
ALS - Accident Pedestrian	1
ALS - Allergic/Med Reaction	1
ALS - Cardiac/Resp Arrest	4
ALS - Chocking	2
ALS - Diabetic Emergency	5
ALS - Exposure	1
ALS - Falls	9
ALS - Heart Problems	19
ALS - Hemorrhaging	3
ALS - Hypotension	1
ALS - Injured Person	2
ALS - Poisoning	1
ALS - Respiratory Difficulty	27
ALS - Seizures	7
ALS - Stroke	8
ALS - Syncope	5
ALS - Unconscious Person	4
ALS - Unresponsive Person	3

BLS - Abdominal Pain	10
BLS - Accident	20
BLS - Allergic Reaction	5
BLS - Assault w/ Injuries	2
BLS - Back Pain	6
BLS - DOA	2
BLS - Fall / Lift Assist	43
BLS - Hemorrhaging	3
BLS - Injured Person	9
BLS - Medical Alarm	5
BLS - Mental Health Emer	4
BLS - Overdose	1
BLS - Sick Person	30
BLS - Syncope	1
BLS - Unknown Nature	2

EMS - Drill	1
EMS - Standby - Event	4
EMS - Standby - Fire	7



Contact Us



610.363.1067



www.station87.com



70 W Welsh Pool Rd, Exton

Thank You

for your continued support!

Please reach out with any questions or if you want to see additional data on your coverage area.

WEST END FIRE COMPANY # 3

801 West Bridge St, Phoenixville PA 19460

West Vincent Township Meeting

West End EMS Report- May 2026

Calls In West Vincent: 7

<i>Date</i>	<i>Call Type</i>	<i>Severity</i>
5/7/2026	Injured Person	ALS
5/12/2026	CVA	ALS
5/14/2026	Medical Alarm	BLS
5/21/2026	MVA	BLS
5/23/2026	Heart Problems	ALS
5/23/2026	Injured Person	BLS
5/31/2026	Respiratory Difficulty	ALS

EMS Monthly Report:

<i># EMS</i>	<i>Municipality</i>
56	Schuylkill
13	Charlestown
67	East Pikeland
19	Phoenixville
7	West Vincent
1	Upper Providence
3	East Vincent
2	Tredyffrin

<i>Company EMS Calls for the Month</i>	
20	BLS Sick Person
2	Overdose
41	BLS Fall
3	Hemorrhage
10	BLS Injury
3	ALS Fall
13	ALS Respiratory
8	Motor Vehicle Accident
9	CVA
4	Diabetic
9	Syncopal
4	Abdominal Pain
9	ALS Heart/ Cardiac
2	Back Pain
5	Unresponsive
4	Emotional Disorder
4	ALS Injury
6	Seizure
6	FD/ PD Assist
6	Medical Alarm

INCOME	2026					YTD % Annual Budget		
	January	February	March	April	May			
Taxes	\$ 133,163.56	\$ 385,380.07	\$ 373,563.79	\$ 473,718.27	\$ 1,223,443.42	\$ 2,589,269.11	\$ 4,209,469.50	61.5%
Other Income	\$ 133,423.87	\$ 28,386.51	\$ 11,948.22	\$ 17,926.72	\$ 32,871.14	\$ 224,556.46	\$ 213,048.18	105.4%
Grants	\$ 0.00	\$ 1,179.14	\$ 0.00	\$ 6,800.00	\$ 0.00	\$ 7,979.14	\$ 0.00	n/a
Shared Revenue	\$ 0.00	\$ 400.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 400.00	\$ 223,182.71	0.2%
Community Development	\$ 0.00	\$ 2,650.00	\$ 2,150.00	\$ 1,450.00	\$ 2,050.00	\$ 8,300.00	\$ 25,925.00	32.0%
Public Safety	\$ 3,350.42	\$ 17,049.11	\$ 5,332.99	\$ 32,634.82	\$ 8,001.24	\$ 66,388.58	\$ 153,400.00	43.3%
Parks & Recreation	\$ 430.00	\$ 5,810.00	\$ 385.00	\$ 5,555.90	\$ 130.00	\$ 12,310.90	\$ 11,300.00	108.9%
Miscellaneous Revenue	\$ (676.75)	\$ 1,240.25	\$ 85,759.17	\$ 37,996.10	\$ 498.25	\$ 124,817.02	\$ 4,050.00	3081.9%
Asset Proceeds	\$ 0.00	\$ 0.00	\$ 250.00	\$ 0.00	\$ 0.00	\$ 250.00	\$ 0.00	n/a
Interfund Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Total Income	\$ 269,691.10	\$ 442,095.08	\$ 479,389.17	\$ 576,061.81	\$ 1,268,994.05	\$ 3,034,251.21	\$ 4,840,375.39	62.7%
EXPENSES								
Supervisors	\$ 3,796.75	\$ 815.72	\$ 691.74	\$ 641.74	\$ 799.88	\$ 6,745.83	\$ 17,416.56	38.7%
Management	\$ 17,471.59	\$ 17,471.58	\$ 17,956.59	\$ 17,471.61	\$ 17,471.58	\$ 87,842.95	\$ 235,083.00	37.4%
Finance	\$ 10,885.84	\$ 16,175.87	\$ 24,390.77	\$ 11,434.00	\$ 25,115.87	\$ 88,002.35	\$ 177,469.90	49.6%
Tax Collection	\$ 13.99	\$ 3.25	\$ 0.00	\$ 6,188.81	\$ 509.43	\$ 6,715.48	\$ 6,915.00	97.1%
Legal Services	\$ 3,585.00	\$ 14,329.00	\$ 6,031.34	\$ 5,183.00	\$ 10,995.83	\$ 40,124.17	\$ 86,970.00	46.1%
Administration	\$ 1,699.17	\$ 1,677.76	\$ 1,571.70	\$ 1,744.32	\$ 1,656.59	\$ 8,349.54	\$ 21,555.46	38.7%
General Government	\$ 3,095.88	\$ 2,387.89	\$ 3,055.03	\$ 6,707.47	\$ 1,230.92	\$ 16,477.19	\$ 48,050.00	34.3%
Information Technology	\$ 3,624.97	\$ 4,292.72	\$ 632.28	\$ 3,441.09	\$ 4,594.89	\$ 16,585.95	\$ 65,412.00	25.4%
Engineering Services	\$ 2,305.11	\$ (10,688.39)	\$ (3,427.29)	\$ (12,071.29)	\$ 8,934.73	\$ (14,927.13)	\$ 27,900.00	-53.5%
Buildings	\$ 7,324.07	\$ 11,283.39	\$ 7,128.61	\$ 3,429.59	\$ 219,826.46	\$ 39,792.12	\$ 101,495.00	39.2%
Police	\$ 154,320.18	\$ 125,649.99	\$ 133,290.47	\$ 216,122.15	\$ 219,783.08	\$ 849,165.87	\$ 2,152,501.18	39.5%
Fire	\$ 0.00	\$ 2,886.00	\$ 3,146.00	\$ 379,443.00	\$ 1,443.00	\$ 386,918.00	\$ 462,735.95	83.6%
Ambulance	\$ 0.00	\$ 0.00	\$ 0.00	\$ 55,000.00	\$ 0.00	\$ 55,000.00	\$ 55,000.00	100.0%
Code Enforcement	\$ 8,452.46	\$ 35,724.71	\$ 13,091.43	\$ 11,949.68	\$ 12,955.40	\$ 82,173.68	\$ 199,217.00	41.2%
Planning & Zoning	\$ 2,646.84	\$ 484.58	\$ 1,387.64	\$ 3,546.72	\$ 3,274.60	\$ 11,290.38	\$ 26,449.38	42.7%
Emergency Management	\$ 0.00	\$ 288.18	\$ 360.72	\$ 44.10	\$ 160.74	\$ 853.74	\$ 4,486.53	19.0%
Animal Control	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 653.19	0.0%
Public Works	\$ 74,729.47	\$ 58,573.99	\$ 53,112.40	\$ 46,572.00	\$ 47,309.14	\$ 280,297.00	\$ 679,429.96	41.3%
Winter Maintenance	\$ 11,287.35	\$ 34,430.80	\$ 11,700.00	\$ 0.00	\$ 0.00	\$ 57,418.15	\$ 59,550.00	96.4%
Traffic Signals	\$ 68.00	\$ 0.00	\$ 108.00	\$ 0.00	\$ 778.14	\$ 954.14	\$ 6,176.00	15.4%
Road & Bridges	\$ 9,569.29	\$ 5,018.15	\$ 148.80	\$ 13,678.74	\$ 0.00	\$ 28,414.98	\$ 87,500.00	32.5%
Hydrant Fees	\$ 2,182.74	\$ 2,180.39	\$ 2,175.69	\$ 2,180.39	\$ 1,953.71	\$ 10,672.92	\$ 26,400.00	40.4%
Culture & Recreation	\$ 2,417.48	\$ 132.63	\$ 1,082.16	\$ 3,395.06	\$ 294.08	\$ 7,321.41	\$ 28,754.00	25.5%
Community Development	\$ 0.00	\$ 0.00	\$ 0.00	\$ 3,725.55	\$ 86.00	\$ 3,811.55	\$ 7,650.00	49.8%
Debt Service	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Employer Contribution - Pension	\$ 4,406.18	\$ 4,387.57	\$ 5,241.48	\$ (6,530.76)	\$ 5,217.25	\$ 12,721.72	\$ 55,113.00	23.1%
Insurance	\$ 14,738.00	\$ 244.81	\$ 35,790.50	\$ 7,133.83	\$ (120.27)	\$ 57,726.87	\$ 150,622.00	38.3%
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Transfers	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Miscellaneous	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Total Expenses	\$ 338,620.36	\$ 327,770.59	\$ 318,556.06	\$ 780,430.79	\$ 375,071.05	\$ 2,140,448.86	\$ 4,790,505.10	44.7%
NET INCOME/(LOSS)	\$ (68,929.26)	\$ 114,324.49	\$ 160,833.11	\$ (204,348.98)	\$ 891,923.00	\$ 893,802.35	\$ 49,870.29	

	January	February	March	April	May	Total	2026 Annual Budget	YTD % Annual Budget
INCOME								
Earned Income Tax	\$ 38,858.60	\$ 178,312.73	\$ 79,425.45	\$ 86,634.96	\$ 232,131.29	\$ 615,363.03	\$ 1,257,750.00	49%
Interest	\$ 15,986.86	\$ 13,934.49	\$ 16,213.63	\$ 14,767.56	\$ 14,127.95	\$ 75,030.49	\$ 152,920.00	49%
Grants - Federal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100%
Grants - State	\$ 0.00	\$ 0.00	\$ 31,446.00	\$ 0.00	\$ 250,000.00	\$ 281,446.00	\$ 150,000.00	188%
Grants - other grants	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 75,000.00	0%
Total Income	\$ 54,845.46	\$ 192,247.22	\$ 127,085.08	\$ 101,402.52	\$ 496,259.24	\$ 971,839.52	\$ 1,635,670.00	59%
EXPENSES								
Legal Services	\$ 0.00	\$ 1,373.50	\$ 430.50	\$ 0.00	\$ 715.00	\$ 2,519.00	\$ 20,000.00	13%
Contracted Services	\$ 0.00	\$ 10,619.00	\$ 0.00	\$ 64.56	\$ 3,400.00	\$ 14,083.56	\$ 32,500.00	43%
Maintenance & Improvements	\$ 559,647.11	\$ 2,665.00	\$ 196,092.00	\$ 0.00	\$ 93,128.51	\$ 851,532.62	\$ 120,000.00	710%
Acquisitions	\$ 0.00	\$ 0.00	\$ 0.00	\$ 626.15	\$ 65,388.30	\$ 66,014.45	\$ 1,084,000.00	6%
Debt Service, Principal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 369,000.00	0%
Debt Service, Interest	\$ 2,050.39	\$ 2,050.39	\$ 1,507.59	\$ 1,507.59	\$ 1,507.59	\$ 8,623.55	\$ 24,271.97	36%
Transfer to General Fund	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100%
Total Expenses	\$ 561,697.50	\$ 16,707.89	\$ 198,030.09	\$ 2,198.30	\$ 164,139.40	\$ 942,773.18	\$ 1,649,771.97	57%

NET INCOME/(LOSS) \$ (506,852.04) \$ 175,539.33 \$ (70,945.01) \$ 99,204.22 \$ 332,119.84 \$ 29,066.34 \$ (14,101.97)

	January	February	March	April	May	Total	2026 Annual Budget	YTD % Annual Budget
INCOME								
Interest	\$ 13,207.70	\$ 11,757.76	\$ 13,726.97	\$ 12,059.81	\$ 15,975.34	\$ 66,728.58	\$ 87,120.00	76.6%
Grants - Federal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Grants - State	\$ 0.00	\$ 0.00	\$ 0.00	\$ 23,210.00	\$ 0.00	\$ 23,210.00	\$ 1,920,000.00	1.2%
Grants - County & Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
FILOs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Transfers	\$ 0.00	\$ 2,049,453.72	\$ 0.00	\$ (8,253.75)	\$ 0.00	\$ 2,041,199.97	\$ 0.00	n/a
Total Income	\$ 13,207.70	\$ 2,061,211.48	\$ 13,726.97	\$ 27,016.06	\$ 15,975.34	\$ 2,131,138.55	\$ 2,007,120.00	106.2%
EXPENSES								
Legal	\$ 0.00	\$ 512.50	\$ 369.00	\$ 0.00	\$ 492.00	\$ 1,373.50	\$ 2,400.00	57.2%
Engineering	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 9,500.00	0.0%
Land Planning	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Buildings	\$ 1,375.00	\$ 7,903.49	\$ 11,960.50	\$ 32,051.16	\$ 124,000.00	\$ 177,290.15	\$ 47,100.00	376.4%
Parks & Trails	\$ 0.00	\$ 6,750.00	\$ 0.00	\$ 0.00	\$ 689.00	\$ 7,439.00	\$ 99,000.00	7.5%
PD Vehicles & Equipment	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 11,065.70	\$ 11,065.70	\$ 81,000.00	13.7%
Fire & Ambulance	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
PW Vehicles & Equipment	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 120,205.74	\$ 120,205.74	\$ 149,000.00	80.7%
PW Traffic Signals & Signs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,028.70	\$ 0.00	\$ 4,028.70	\$ 16,000.00	25.2%
PW Road & Bridges	\$ 9,665.00	\$ 0.00	\$ 0.00	\$ 161,916.40	\$ 22,382.50	\$ 193,963.90	\$ 2,699,500.00	7.2%
Debt Service, Principal	\$ 0.00	\$ 0.00	\$ 101,000.00	\$ 0.00	\$ 0.00	\$ 101,000.00	\$ 0.00	n/a
Debt Service, Interest	\$ 63.38	\$ 63.38	\$ 542.80	\$ 542.80	\$ 542.80	\$ 1,755.16	\$ 63.38	2766.3%
Other	\$ 0.00	\$ 2,049,453.72	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,049,453.72	\$ 5,000.00	40889.1%
Total Expenses	\$ 11,103.39	\$ 2,064,683.09	\$ 113,872.31	\$ 198,539.06	\$ 279,377.73	\$ 2,667,575.58	\$ 3,108,563.38	85.8%

NET INCOME/(LOSS) 2,104.31 (3,471.61) (100,145.34) (171,523.00) (263,401.39) (536,437.03) (1,101,443.38)

Benchmark
41.7%

West Vincent Township
Liquid Fuel Fund - 35
Monthly Expenses & Annual Budget 2026

	January	February	March	April	May	Total	2026 Annual Budget	YTD % Annual Budget
INCOME								
Interest	\$ 1,235.68	\$ 1,119.34	\$ 2,065.67	\$ 2,031.62	\$ 2,094.73	\$ 8,547.04	\$ 12,800.00	66.8%
Liquid Fuel Funds	\$ 0.00	\$ 0.00	\$ 273,971.74	\$ 0.00	\$ 0.00	\$ 273,971.74	\$ 268,115.97	102.2%
Act 32	\$ 0.00	\$ 0.00	\$ 4,480.00	\$ 0.00	\$ 0.00	\$ 4,480.00	\$ 4,480.00	100.0%
Snow Removal Fees	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Total Income	\$ 1,235.68	\$ 1,119.34	\$ 280,517.41	\$ 2,031.62	\$ 2,094.73	\$ 286,998.78	\$ 285,395.97	100.6%
EXPENSES								
Materials	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Traffic Control Devices	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	100.0%
Road Program	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 500,000.00	0.0%
Total Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 500,000.00	0.0%
NET INCOME/(LOSS)	\$ 1,235.68	\$ 1,119.34	\$ 280,517.41	\$ 2,031.62	\$ 2,094.73	\$ 286,998.78	\$ (214,604.03)	

GENERAL FUND CASH FLOW REPORT

through May 31, 2026

	<i>budgeted</i>	<i>actual</i>	<i>percent</i>
Real Estate Tax	\$ 1,222,000.00	\$ 1,188,812.02	97.28%
Real Estate Transfer Tax	\$ 99,000.00	\$ 138,333.86	139.73%
Earned Income Tax	\$ 1,132,000.00	\$ 1,253,142.83	110.70%
Building Permits	\$ 46,000.00	\$ 53,188.08	115.63%
Franchise Fees	\$ 38,700.00	\$ 34,323.54	88.69%
	\$ 2,537,700.00	\$ 2,667,800.33	105.13%

	<i>budgeted</i>	<i>actual</i>	<i>percent</i>
Police Department	\$ 891,628.82	\$ 849,165.87	95.24%
Public Works Department	\$ 283,095.82	\$ 280,297.00	99.01%
Fire & Ambulance	\$ 438,500.00	\$ 441,918.00	100.78%
Management & Finance	\$ 171,897.04	\$ 175,845.30	102.30%
Insurances (non-medical)	\$ 58,000.00	\$ 57,726.87	99.53%
	\$ 1,843,121.68	\$ 1,804,953.04	97.93%



PUBLIC WORKS DEPARTMENT REPORT

MAY 2026

DAILY ACTIVITIES RELATED TO STANDARD OPERATIONS

- Identifying, locating, responding to PA One Call locate requests
- Pre-trip inspections for all vehicles and equipment
- Responding to various resident concerns when identified

WORK COMPLETED

- Mowing parks, basins
- Mowing Community Garden
- Mowing intersections
- Tree trimming, Eagle Farms subdivision
- Boom mowing
- Roadside mowing
- Clear Opalanie trail of downed trees
- Building maintenance
- Grade roads
- Assist AMS in paving Eagle Farms/ Byers Station (2026 Road Program)
- Lawn to meadow meeting at Chester County
- Clear roadsides of debris
- Rebuild front end Truck #1 (1999 Mack)
- Flint Road, remove stump, fill roadside
- Fill holes, gravel
- Repair park mower #1
- Equipment repairs/ truck inspections
- Repair fence at Evans Park





Building & Zoning Department Report

May 2026

Planning Commission

May 28 Meeting

1. LD 2025-02 (Toll Mid-Atlantic) – Discussion on a proposed residential development at South Chester Springs Road and Conestoga Road. Recommended conditions for approval made to the Board of Supervisors.
2. Ordinance 227-2026 (Data Centers) – Discussion on a proposed ordinance to regulate data center use. Recommendation to approve made to the Board of Supervisors.

Zoning Hearing Board

May 20 Meeting

1. ZHB 2026-01 (Ludwigs Corner Fire Company) – Continued and completed a Public Hearing for relief to install a sign. Relief granted.

Permits & Fees

	<u>number</u>	<u>fees paid</u>
Building Permits, May	9	\$ 8,480.74
Zoning Permit, May	3	\$ 900.00

	<u>received</u>	<u>closed</u>
all permits, YTD	57	15





To: West Vincent Township Board of Supervisors

From: Jenna Persick, Director Chester County Library and Henrietta Hankin Branch

Re: June Chester County Library and Henrietta Hankin Branch Update

Date: May 28, 2026

- The Summer Learning Program encourages children to read for pleasure all summer long, earning medals and power patches for their hard work. The program runs June through August and is open to children of all ages.
 - Babies & Toddlers – Join 1000 Books Before Kindergarten and track books read aloud.
 - Preschoolers – Participate as read-to-me readers and earn credit for shared reading.
 - Grades K–5 – Mark your calendar for each day you read 30+ minutes.
 - Teens (Grades 6–12) – Complete activities on your Summer BINGO card.
 - Registration opens May 23. For all children’s summer programs, visit our event calendar [here](#).
- Adults can join the fun too! Join our Adult Summer Reading program.
 - Pick up or print your bingo card, and track your summer reading and activities.
 - Every completed square earns a raffle ticket, with extra chances for BINGO and for finishing the whole card. Return your card August 9–30. Winners will be selected on August 31.
 - Register at either library or online at <https://bit.ly/AdultReadingProgram>,
- June Program Highlights at the Henrietta Hankin Branch
 - **Virtual Author Visit: Matt Dinniman (6/11):** Hold onto your heart-patterned boxers! Matt Dinniman, *New York Times* bestselling author of the wildly popular (and just plain wild) *Dungeon Crawler Carl* series, joins us to chat about his latest book, *A Parade of Horribles*. Register here: <https://ccls.libcal.com/event/16834023>
 - **Storigami: Stories and Origami for Adults (6/22):** Join us for a relaxed reading of a story followed by a simple origami project related to the theme of the book. Light refreshments will be provided. Register here: <https://ccls.libcal.com/event/16938643>
 - **Teens: Boba Tea Tasting & Hangout (6/23):** Come learn about Boba Tea (iced tea or other cold drink with either tapioca or popping bubbles). A variety of flavored drinks and boba options will be provided for a tasting experience. Teens are invited to relax, listen to music, and color/draw while enjoying different bubble tea combinations. This program is for kids entering grades 6-12. Register here: <https://ccls.libcal.com/event/16219811>
- Both libraries will be closed on June 19 for Juneteenth and July 3 & 4 for Independence Day.

**WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
MONDAY, MAY 18, 2026, 6:00PM**

CALL TO ORDER by Chair Alan at 6:05pm.

ATTENDANCE

Dana Alan, Chair	[X]
Bernie Couris, Vice Chair	[X]
Sean Clark	[X]

ANNOUNCEMENTS & INFORMATIONAL ITEMS

- Chair Alan announced the Board of Supervisors met in Executive Session on May 15 to discuss (a) a matter of potential litigation, in specific Conditional Use Application 2026-01, Pulte, (b) a matter of litigation, in specific Celco Partnership vs. West Vincent Township and West Vincent Township Zoning Hearing Board, Chester County Court of Common Pleas Docket No. 2025-11271-2B, and (c) a matter of land acquisition, in specific a property greater than ten acres and south of Horseshoe Trail.
- This evening's meeting was recorded for rebroadcast.

PRESENTATIONS

pesticides – Charlene Briggs, West Vincent Township, provided an overview of the pesticides page posted on the Township website. Ms. Briggs commented on the State Hypersensitivity Register, Gateway database, pesticide impacts to pets, EPA registration of pesticides, active and inert ingredient assessments, municipal ordinances regulating pesticides, and pending Federal legislation that would affect pesticide manufacturer liability exposure.

PUBLIC COMMENT

- There was no public comment at this evening's meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:31pm.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT

**WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
MONDAY, MAY 18, 2026, 7:00PM**

CALL TO ORDER by Chair Alan at 7:01pm.

ATTENDANCE

Dana Alan, Chair	[X]
Bernie Couris, Vice Chair	[X]
Sean Clark	[X]

ANNOUNCEMENTS & INFORMATIONAL ITEMS

- Chair Alan announced the Board of Supervisors met in Executive Session on May 15 to discuss (a) a matter of potential litigation, in specific Conditional Use Application 2026-01, Pulte, (b) a matter of litigation, in specific Cellco Partnership vs. West Vincent Township and West Vincent Township Zoning Hearing Board, Chester County Court of Common Pleas Docket No. 2025-11271-2B, and (c) a matter of land acquisition, in specific a property greater than ten acres and south of Horseshoe Trail.
- This evening's meeting was recorded for rebroadcast.

REPORTS

- Chief Bradley Getz provided an overview of Police Department activities during the prior month.
- Chief Jeff Kimes, Ludwigs Corner Fire Company, provided an overview of Fire Company activities during the prior month.
- Chief Keith Johnson, Uwchlan Ambulance Company, provided an overview of Ambulance Company activities during the prior month.
- Written reports of previous month activities were provided by Fire & EMS, the Finance Department, the Public Works Department, the Building & Zoning Department, and the Library.

PUBLIC COMMENT, AGENDA ITEMS

- George Dulchinos, West Vincent Township, commented on a software invoice.
- John Eldridge, West Vincent Township, commented on year-to-date receipts and expenditures, and on monthly Police Department expenditures.

ACTION ITEMS

monthly reports – Mr. Couris made a motion to approve the monthly reports for April 2026, as presented. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

meeting minutes – Mr. Couris made a motion to approve the May 4, 2026 Special Meeting minutes, as presented. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Public Hearing – At 7:14pm David Onorato, Township Solicitor, opened a Public Hearing as to the proposed acquisition of one Transfer Development Right at 1633 Sheeder Mill Road.

There was no public comment.

Mr. Onorato closed the Public Hearing at 7:16pm.

land acquisition – Mr. Couris made a motion to approve the acquisition of one Transfer Development Right at 1633 Sheeder Mill Road, in the amount of \$32,000. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Public Hearing – At 7:17pm David Onorato, Township Solicitor, opened a Public Hearing as to Ordinance 226-2026, to consider adoption of a proposed Franchise Agreement with Comcast of Southeast Pennsylvania LLC.

Mr. Dulchinis commented on internet services, and on subscription counts.

There being no additional questions, Mr. Onorato closed the Public Hearing at 7:19pm.

Ordinance 226-2026 – Mr. Couris made a motion to approve Ordinance 226-2026, to approve a Franchise Agreement with Comcast of Southeast Pennsylvania LLC. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Resolution 8-2026 – Tommy Ryan, Township Manager, provided an overview of Planning Module submission to approve the installation of an on-lot septic system to service a proposed accessory dwelling unit.

Mr. Couris made a motion to approve Resolution 8-2026, to approve a Planning Module for 1672 Hilltop Road. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Resolution 9-2026 – Mr. Couris made a motion to approve Resolution 9-2026, to support Chester County's continued funding for planning, farmland, open space, and park preservation programs. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

condemnation Settlement Agreement – Mr. Onorato provided an overview of a proposed Settlement Agreement to acquire right-of way, and a temporary construction easement, required for the Buttonwood Bridge Replacement Project.

Chair Alan made a motion to approve a condemnation Settlement Agreement for the Buttonwood Bridge Replacement Project. The motion was seconded by Mr. Couris.

By unanimous vote the motion was approved.

Stipulation to Settle Land Use Appeal – Mr. Onorato provided an overview of a proposed Stipulation to Settle Land Use Appeal for Cellco (ZHB 2025-02).

Mr. Dulchinos commented on parties to the Stipulation. Felicity Jeans, West Vincent Township, commented on notice given to the Parties of Record.

Chair Alan made a motion to approve a Stipulation to Settle Land Use Appeal as to Cellco Partnership (ZHB 2025-02). The motion was seconded by Mr. Couris.

By unanimous vote the motion was approved.

Park and Recreation Commission vacancy declaration – Mr. Couris made a motion to declare and recognize the seat on the Park and Recreation Commission presently held by Somil Agarwal, with a term expiring on December 31, 2027, to be vacant, for nonfeasance, per Township Code §53-4. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

expenditure approval & ratification – Mr. Couris made a motion to ratify payroll dated April 22 , for the pay period April 6 to April 19, in the amount of \$73,470.93; payroll dated May 6, for the pay period April 20 to May 3, in the amount of \$73,047.78; General Fund list of bills, dated April 12, 2026, to May 18, 2026, in the amount of \$624,914.29; Open Space Fund list of bills, dated April 12, 2026, to May 18, 2026, in the amount of \$6,248.74; Capital Fund list of bills, dated April 12, 2026, to May 18, 2026, in the amount of \$38,114.80; and, Escrow Fund list of bills, dated April 12, 2026, to May 18, 2026, in the amount of \$52,440.12. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

PUBLIC COMMENT, NON-AGENDA ITEMS

- Kristina Casey, West Vincent Township, commented on a Fox Run Road property inquiry.
- Charlene Briggs, West Vincent Township, commented on Chester County's continued funding for planning, farmland, open space, and park preservation programs.
- Mr. Dulchinos commented on Butterscotch Café holding tank installation, and on a proposed pedestrian pathway.

- Chief Kimes commented on an application submitted to the Zoning Hearing Board.

ANNOUNCEMENTS

- Chair Alan announced the Board of Supervisors will next meet on Monday, June 15, at 7pm, at the Township Building.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49pm.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT

**TOWNSHIP OF WEST VINCENT
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 227-2026

**AN ORDINANCE TO AMEND THE WEST VINCENT TOWNSHIP CODE OF
ORDINANCES TO DEFINE AND ADD SPECIFIC REQUIREMENTS
FOR DATA CENTERS AND DATA CENTER ACCESSORY USES**

WHEREAS, the protection of public health, safety, and welfare is the paramount concern of West Vincent Township; and,

WHEREAS, it is the Township's policy that development within the Township be consistent with existing community characteristics, including environmental, infrastructural, and residential considerations; and,

WHEREAS, data centers are a rapidly expanding use that is not regulated at the state level in Pennsylvania, and may exert significant impacts related to energy demand, water consumption, noise, vibration, and environmental quality; and,

WHEREAS, prudent local regulation of data centers through conditional use in designated industrial zones is necessary to ensure any such development is compatible with the surrounding community and infrastructure;

NOW, THEREFORE, the following regulations are hereby enacted.

ARTICLE 1 – GENERAL PROVISIONS

Section 1.1 Title

This Ordinance may be cited as the "Data Center Land Use Ordinance of West Vincent Township".

Section 1.2 Purpose

It is hereby declared to be the purpose of this article to designate data centers as a conditional use exclusively in PC/LI Planned Commercial/Limited Industrial District. Although data centers are not currently regulated at the state level, the Township maintains its zoning and land use authority under the Pennsylvania Municipalities Planning Code (Title 53), and exercises that authority to protect the health, safety, and welfare of the community; to ensure development is consistent with current community characteristics; and to manage environmental, infrastructural, and land-use impacts associated with data center operations.

Section 1.3 Applicability

This ordinance applies to all proposed development of data centers in West Vincent Township.

ARTICLE II – DEFINITIONS

Article II of the West Vincent Township Zoning Code, Section 390-8, Definition of Terms, is amended to add the following definitions:

DATA CENTER – A facility primarily used for housing computer systems and associated components, including servers, data storage and processing systems, and auxiliary infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

DATA CENTER ACCESSORY STRUCTURES – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities, pump stations, water towers, environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center.

AMBIENT NOISE LEVEL – The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources at the location constituting the normal or existing level of environmental noise at a given location without extreme atmospheric conditions, such as wind greater than three meters per second or precipitation, and then adjusting the noise level to eliminate any noise associated with then existing development of facilities. The noise level shall be established based on a test performed during a continuous seventy-two-hour time span which shall include at least one done by a qualified noise control engineer or other qualified person approved by the Township, and shall be in accordance with specifications ANSI S12.18-1994 Method II and ANSI SI.4-1971. The Township reserves the right to hire a third-party consultant to witness testing and review the results. The third-party consultant costs will be deducted from the facility operator's escrow deposit. The sound level meters used shall meet the American Standard Institute's standard for a Type I sound level meter.

DECIBEL (DB) – A unit for measuring the intensity of a sound/noise; equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure, squared to a reference pressure of 20 micropascals.

ARTICLE III – USE AND ZONING

Article XI of the West Vincent Township Zoning Code, Section 390-53B, Conditional Uses, shall be revised as follows:

(13) Data Centers and Data Center Accessory Structures subject to compliance with the regulations of §390-175.2, 390-219 and all other applicable requirements set forth in the West Vincent Township Zoning Code, Pennsylvania State Law and Federal Law.

(14) Uses not specifically provided for herein, provided that the use meets the performance standards of §390-156 of this chapter.

ARTICLE IV – REGULATIONS

Article XXIII of the West Vincent Township Zoning Code, General Regulations, shall be amended by adding Section 390-175.2 Data Centers, as follows:

Data Centers shall comply with the following:

- A. Applicants bear the burden of proof to demonstrate that all development and operational aspects of the proposed data center will not adversely affect the health, safety, welfare, or character of surrounding areas.
- B. Conditional use approval shall be valid for one year from the approval date. Extensions, not to exceed an additional one year, may be granted upon written request and a finding of continued compliance with current laws and regulations. If construction for the applied for use has not commenced within one year, the conditional use approval shall expire.
- C. Zoning Compliance and Right-of-Entry
 - 1. All aspects of the proposed data center and accessory structures including, but not limited to design, development, and placement, shall comply with the West Vincent Township Code of Ordinances, Chapter 148 as well as all supplemental and general regulations for the PC/LI Planned Commercial/Limited Industrial District.
 - 2. The Zoning Officer, Code Enforcement Officer, or duly authorized Municipal official may enter the premises or structure during normal business hours to verify or enforce provisions of this article and the conditional use approval. If premises or structure is unmanned, or, if there is reasonable cause to believe a condition exists on the premise which violates the ordinance constituting an unsafe condition, access shall be granted within 24 hours of notification to the operator/applicant.
- D. Setbacks
 - 1. All buildings, cooling systems, accessory facilities, and associated accessory structures must be located a minimum of one hundred and fifty (150) feet from any zoning district boundary, and a minimum of three hundred (300) feet from a residential zoning district boundary.
 - 2. The front yard setback for all structures shall be one hundred (100) feet.
 - 3. The side yard setback and the rear yard setback shall be fifty (50) feet for structures, twenty (20) feet in height or less. For every additional one (1) foot in additional height above twenty (20) feet, an additional two (2) feet of set back shall be provided.
 - 4. No structure, accessory equipment, or appurtenance shall occupy any required setback area, and must be located in the side and rear yards only.
- E. The maximum height for primary structures shall be sixty (60) feet. The maximum height for accessory structure shall be twenty (20) feet.

F. Noise and Vibration

1. The applicant must submit a professional pre-construction study establishing baseline ambient noise and vibration levels, as well as predicated operational impacts.
2. Noise from operations, including cooling units and backup generators, shall not exceed 45 dBA or 60 dBC at the property line adjoining any residential zone between 10:00 pm and 7:00 am, and shall not exceed 40 dBA at other times. These thresholds are consistent with health-based guidelines established by the American National Standards Institute (ANSI), the World Health Organization (WHO), and the US Environmental Protection Agency (EPA), and are intended to protect against both high-frequency and low-frequency tonal noise.
3. Following commencement of operations, an as-built noise and vibration study must be performed within six months to confirm compliance; any exceedance requires immediate mitigation.
4. The applicant shall provide a vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Uses, or associated equipment and structures will be perceptible to the human sense of feeling beyond the property line.
5. Third-party reviews may be required at the applicant's cost.

G. Utilities and Infrastructure

1. Applicant shall submit at the time of application documentation of utility interconnection agreements verifying adequate grid capacity.
2. Applicant shall provide at the time of application an analysis of potential ratepayer impacts, including projected effects on public electric rates or service reliability.
3. Applicant shall provide at the time of application detailed estimates of daily and annual water use.
4. If connected to public water supplies, applicant shall include the time of application substantiating documentation of available capacity; for private sources, the applicant shall provide a water feasibility study.

H. Environmental Impact Assessment

1. Applicant shall submit, with the conditional use application, a comprehensive assessment that assesses all:
 - a. effects on ecosystems, stormwater, and water resources;
 - b. air quality and emissions;
 - c. energy consumption and greenhouse gas impacts; and,
 - d. infrastructure implications, including waste, heat and traffic.

I. Screening, Buffers, and Access

1. The Applicant shall provide, through the use of berming and/or landscaping, a continuous buffer along all property line, absent that portion utilized for site access, including emergency access, provided portions used for such access are not greater than thirty (30) feet in width.
2. Applicant shall enclose or screen all mechanical equipment, including generators.

J. Emergency Management

1. The Applicant shall submit an Emergency Response Plan prepared by a qualified professional. This plan shall:
 - a. be reviewed and accepted by the local fire department and emergency management services as part of the conditional use process;
 - b. include detailed procedures for fire suppression, containment, ventilation, and evacuation;
 - c. include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;
 - d. ensure that all first responders receive adequate training specific to the installed system; and,
 - e. include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center.
2. Any Data Center use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.
3. No Data Center shall be approved unless the Applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

K. Decommissioning and Closure

1. Decommissioning Plan Required – At the time of application, the Applicant shall submit a Decommissioning Plan prepared by a qualified professional. This plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration.
2. Financial Assurance – As part of the Decommissioning Plan, the Applicant must post a bond, escrow, letter of credit, or other financial security acceptable to the Township to cover the full cost of decommissioning and site restoration. The financial assurance shall be reviewed and adjusted bi-annually to reflect inflation and updated cost estimates.

3. Timeframe for Decommissioning – Decommissioning must begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. Decommissioning shall be completed within 18 months thereafter unless extended by the municipality for good cause.
4. Standards for Decommissioning
 - a. All above-ground structures, equipment, and accessory facilities shall be removed.
 - b. Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
 - c. Disturbed soils shall be stabilized and re-vegetated.
 - d. Any utility connections shall be safely disconnected and capped.
 - e. The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

ARTICLE V – SEVERABILITY

In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent or otherwise foreclose enforcement of any of the remaining portions of this ordinance. The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence or provision not been included therein.

ARTICLE VI – REPEALER

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

ARTICLE VII – ENFORCEMENT

Failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

ARTICLE VIII – EFFECTIVE DATE

This Ordinance shall become effective immediately upon its enactment.

ENACTED AND ORDAINED by the Supervisors of West Vincent Township, Chester County, Pennsylvania on this 15th day of June, 2026.

WEST VINCENT TOWNSHIP

By: _____
Dana Alan, Chair
Board of Supervisors

Attest: _____
Sean Clark, Township Secretary

**TOWNSHIP OF WEST VINCENT
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 10-2026

**A RESOLUTION TO SUPPORT ENACTMENT OF THE
COMMUNITY CHOICE AGGREGATION ACT**

WHEREAS, Pennsylvania residential and small business face rising electricity costs; and,

WHEREAS, Pennsylvania's current retail electricity choice framework has not provided equitable benefits to residential and small commercial customers; and,

WHEREAS, proposed legislation under consideration in the Pennsylvania General Assembly, titled the Community Choice Aggregation Act (CCAA), would authorize municipalities to aggregate electric load on behalf of eligible residents and small businesses; and,

WHEREAS, municipalities, acting as CCA Sponsors, would be empowered to issue competitive requests for proposals to suppliers to secure lower electricity rates for residents; and,

WHEREAS, the legislation authorizes CCA Sponsors to choose their sources and location of energy generation, including in or out state renewable energy; and,

WHEREAS, the legislation maintains appropriate Public Utility Commission (PUC) oversight while exempting CCA Sponsors from unnecessary licensing burdens; and,

WHEREAS, approximately 2,200 local government CCA programs across eight states averaged an annual 6% savings over the utility default pricing; and,

WHEREAS, the legislation authorizes CCA Sponsors to pursue solar and wind resources, consistent with West Vincent Township's Sustainability Initiatives (2025-2030), Ready for 100 Resolution (2020), and Clean Energy Transition Plans (2023); and,

WHEREAS, the CCAA would establish consumer protections, including opt-out provisions, contract transparency, and explicit protection for customers enrolled in low-income Customer Assistance Programs, net metering, and other special tariffs; and,

WHEREAS, West Vincent Township views the CCAA as a tool required to achieve the Township's environmental and energy transition goals, specifically to transition to 100% clean and renewable energy community-wide for electricity by 2035.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of West Vincent Township hereby supports the enactment of Community Choice Aggregation Act by the Pennsylvania General Assembly; and,

BE IT FURTHER RESOLVED that this Resolution be transmitted to the Pennsylvania General Assembly and municipal associations representing the municipalities of the Commonwealth.

RESOLVED THIS 15th DAY OF JUNE, 2026.

FOR WEST VINCENT TOWNSHIP

BY:

Dana Alan, Chair
Board of Supervisors

ATTEST:

Tommy Ryan
Township Manager

Toll Mid-Atlantic, LP

Work continues on this matter. Additional information will be posted, when available.

MEMO

from: Tommy Ryan
date: June 4, 2026
re: Pulte Homes of Pennsylvania, LP (CUA 2026-01)

At its June 15 Business Meeting the Board of Supervisors will consider a Conditional Use Order for the above-noted application. The Applicant proposes a 74-unit residential development at Pottstown Pike, Birchrun Road, and Lexington Boulevard.

COMMUNITY & WATERSHED FORESTRY PRACTICE INSTALLATION AGREEMENT

This agreement, dated _____, between WEST VINCENT TOWNSHIP and CHESTER COUNTY CONSERVATION DISTRICT allows the CHESTER COUNTY CONSERVATION DISTRICT and/or its Partners to undertake community & watershed forestry planting activities on land owned by the WEST VINCENT TOWNSHIP in CHESTER COUNTY, Commonwealth of Pennsylvania.

In signing this agreement, the WEST VINCENT TOWNSHIP grants to the CHESTER COUNTY CONSERVATION DISTRICT or its designees, the authority to complete the activities described in Appendix "A." The site plan drawings included in Appendix "A" show existing site conditions and work to be completed.

The WEST VINCENT TOWNSHIP agrees to maintain the community & watershed forestry practice depicted in Appendix "A" under this agreement for at least twenty-five (25) years.

Appendix "B" identifies estimated planting costs and donations of supplies or equipment from the CHESTER COUNTY CONSERVATION DISTRICT and its Partners to the WEST VINCENT TOWNSHIP for carrying out these activities

The WEST VINCENT TOWNSHIP grants the CHESTER COUNTY CONSERVATION DISTRICT and its Partners vehicular and equipment access to the site with 48 hours prior notice to conduct project-related activities such as site analysis and design, installing trees, shrubs and other vegetative cover, inspecting completed work, maintenance and monitoring for at least 25 years. WEST VINCENT TOWNSHIP does not have to be present unless otherwise requested by the project manager. The WEST VINCENT TOWNSHIP retains all rights to control trespass and retains all responsibility for taxes, assessments, granting of right-of-way, control and eradication of noxious weeds, and other incidences of ownership.

The WEST VINCENT TOWNSHIP agrees that all design and project implementation will be managed by the CHESTER COUNTY CONSERVATION DISTRICT or its representatives.

WEST VINCENT TOWNSHIP's stewardship activities are described in Appendix "A." In the event that a natural circumstance, beyond the control of the WEST VINCENT TOWNSHIP, damages the constructed or installed components of the project, the WEST VINCENT TOWNSHIP will not be required to repair these damages.

The WEST VINCENT TOWNSHIP agrees to ensure that trees and shrubs planted in the project area are not cut, removed, mowed or otherwise disturbed, for at least 25 years, and the materials used to protect these plantings remain in place for their full recommended useful life.

The WEST VINCENT TOWNSHIP shall notify the CHESTER COUNTY CONSERVATION DISTRICT in writing, prior to the implementation of any action, if (1) the WEST VINCENT TOWNSHIP ever proposed to convert facilities constructed, rehabilitated, or improved under this Agreement, (2) if the facility ever becomes obsolete and the WEST VINCENT TOWNSHIP decides to destroy or remove the plantings, or (3) the WEST VINCENT TOWNSHIP proposed to sell off lands developed, rehabilitated or improved with these state funds.

The WEST VINCENT TOWNSHIP agrees to allow small signs to be installed identifying the community & watershed forestry planting project.

The WEST VINCENT TOWNSHIP must obtain the CHESTER COUNTY CONSERVATION DISTRICT's written consent in order to modify the original site plan. This agreement may be modified at any time by mutual consent of the parties, subject to approval by the Department of Conservation and Natural Resources. Any written notice to the CHESTER COUNTY CONSERVATION DISTRICT shall be sent to: 674 Unionville Rd, Suite 105, Kennett Square, PA 19348. Any written notice to the WEST VINCENT TOWNSHIP shall be sent to: 729 Saint Matthews Road, Chester Springs, PA 19425.

If the WEST VINCENT TOWNSHIP terminates this agreement, the WEST VINCENT TOWNSHIP shall reimburse the CHESTER COUNTY CONSERVATION DISTRICT and its Partners for their project installation costs, as identified in Appendix "B." The cost of the planting will be pro-rated based on a twenty-five (25) year project life.

The termination date of the agreement will determine when obligations between the parties shall end. At that date, any developments to the land will become the property of the WEST VINCENT TOWNSHIP, and there shall be no obligation to any of the parties.

The WEST VINCENT TOWNSHIP guarantees ownership of the above-described land and warrants that no outstanding rights exist which interfere with the rights of the CHESTER COUNTY CONSERVATION DISTRICT or its Partners under this agreement.

In the event the WEST VINCENT TOWNSHIP transfers any of the lands designated and described in the attached site plan map, he/she shall take such steps as are necessary to inform the purchaser of the existence of this agreement. Additionally, any deed, lease, or other instrument of transfer will be made subject to this agreement so that the new landowner shall step into the role of WEST VINCENT TOWNSHIP under this agreement. The WEST VINCENT TOWNSHIP will notify the CHESTER COUNTY CONSERVATION DISTRICT of any changes in ownership.

The CHESTER COUNTY CONSERVATION DISTRICT is prohibited by law from making obligations that exceed available funds, and therefore the CHESTER COUNTY CONSERVATION DISTRICT can only do that work which is funded. In the event funds are not available to do the restoration work within the period of time or in the manner described on the attached site plan, the CHESTER COUNTY CONSERVATION DISTRICT will notify the WEST VINCENT TOWNSHIP of that fact.

The WEST VINCENT TOWNSHIP agrees, on behalf of himself/herself/themselves and his/her/their heirs, successors and assigns, to release the CHESTER COUNTY CONSERVATION DISTRICT and their representatives from all claims arising out of and/or related to the project described in Exhibit "A."

Signature by the parties to this agreement signifies understanding of each party's rights and responsibilities.

WEST VINCENT TOWNSHIP NAME (print)

DATE

WEST VINCENT TOWNSHIP SIGNATURE

DATE

CHESTER COUNTY
CONSERVATION DISTRICT NAME (print)

DATE

CHESTER COUNTY
CONSERVATION DISTRICT SIGNATURE

DATE

APPENDIX A

**COMMUNITY & WATERSHED FORESTRY PLANTING and STEWARDSHIP PLAN,
MAP, SITE PLAN DRAWINGS**

COMMUNITY & WATERSHED FORESTRY PLANTING AND STEWARDSHIP PLAN

The following is a listing of sequenced events which will take place during the planting period for the Andrew Evans Park community & watershed forestry project(s).

- A visual inspection and PA-one-call will be done to ensure that the planting will not conflict with the right of way of any buried or overhead utility lines including but not limited to electric, gas, phone, water, and/or sewage..
- Materials may be delivered on site prior to scheduled planting date. These materials will be placed on a pre-determined site identified by landowner and project manager.
- All planting personnel will use previously identified access lanes for transporting planting materials and equipment to and from planting site.
- All excess planting materials will be removed from site upon completion of planting.

Better maintenance for a community & watershed forestry practice will lead to an increased survival of planted trees and shrubs and a swifter return to natural conditions. General landowner stewardship for a lawn to meadow conversion project, at a minimum, includes an annual inspection of the planted area, noting the condition of the plantings and presence of any invasive species or noxious weeds that should be removed. The WEST VINCENT TOWNSHIP shall complete the applicable basic routine maintenance as described above on an annual basis. Significant maintenance, such as tree replacements, shall be reported to the CHESTER COUNTY CONSERVATION DISTRICT. The WEST VINCENT TOWNSHIP may be contacted annually by the CHESTER COUNTY CONSERVATION DISTRICT to inquire about the annual inspection. In response to the contact, the CHESTER COUNTY CONSERVATION DISTRICT will make any needed maintenance decisions.



**West Vincent
Township**
Lawn to Meadow
Conversion

Andrew Evans Park
2418 Conestoga Rd.
Chester Springs, PA 19425
1 total acre



APPENDIX B

PROJECT BUDGET, PARTNER CONTRIBUTIONS, SPECIAL PROVISIONS



West Vincent Township
Lawn to Meadow Conversion

Andrew Evans Park
 2418 Conestoga Rd.
 Chester Springs, PA 19425
1 total acre



Sites with Full Sun Exposure



Sites with Limited Sun Exposure



MEMO

from: Tommy Ryan

date: June 4, 2026

re: **bid award**

The Township let for bid the below-listed item, in accordance with that required by the Second Class Township Code, and high bid and bidder is as follows:

model trains and accessories

- high bid: \$215.00
- high bidder: Keith Farrell, Reading, PA

I recommend award of this bid be approved at the June 15 Business Meeting.