WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS
BUSINESS MEETING
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
MONDAY, JULY 20, 2026, 7:00PM

CALL TO ORDER by Chair Alan at 7:02pm.

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 prior to this evening's meeting to discuss personnel matters, in specific compensation and benefits for a Police Department employee, and Police Department complement.
- Chair Alan commented on Sheeder-Hall Bridge signage, an America 250 display, Yoga in the Park, Fall Fest at Opalanie Park, and the Opalanie Park mural.
- This evening's meeting was recorded for rebroadcast.

REPORTS

- Chief Bradley Getz provided an overview of Police Department 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

- John Eldridge, West Vincent Township, commented on the Finance Department Report, General Fund net income year to date, and interest.

ACTION ITEMS

<u>monthly reports</u> – Mr. Couris made a motion to approve the monthly reports for June 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 June 15 Business Meeting minutes, as presented. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Public Hearing – At 7:13pm David Onorato, Township Solicitor, opened a Public Hearing as to the proposed Resolution 11-2026, to ratify property for preservation, and to authorize Township personnel to do that needed to effect this property's preservation.

Mr. Onorato provided an overview of the 78-acre property to be preserved, and noted the County and Township funding utilized to purchase the conservation easement.

There was no public comment on this matter.

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

Resolution 11-2026 – Mr. Couris made a motion to approve Resolution 11-2026, to ratify property for preservation, and to authorize Township personnel to do that needed to effect this property's preservation. The motion was seconded by Mr. Couris.

By unanimous vote the motion was approved.

Toll Mid-Atlantic LP (LD 2025-02) – Gregg Adelman, Counsel for the Applicant, commented on zoning restrictions as to proposed site access at Conestoga Road.

Mark Zarnowsky, Engineer for the Applicant, commented on the proposed plan of improvements, site conditions, property topography, natural and constraining features, the June 15 Boles Smyth concept plan, and various Township Code requirements.

Matthew Hammond, Traffic Engineer for the Applicant, commented on proposed site access at Conestoga Road, sight distances, speed limits, traffic volumes, and road classifications employed by the Pennsylvania Department of Transportation.

John Rice, Counsel for Ms. Linquist, commented on a visual resources map, proposed improvements to South Chester Springs Road, greenway land calculation, and manmade steep slopes.

Jack Smyth, Engineer for Ms. Linquist, commented on site access, traffic volumes, traffic direction, sight distances, proposed roadway grades, plan revisions, lot configuration, emergency accessway to South Chester Springs Road, berms, landscaping, and the trail network.

Stephanie Linquist, West Vincent Township, commented on site features, South Chester Springs Road viewshed, traffic volumes, traffic direction, and site access.

Dave Hardy, West Vincent Township, commented on tree removal, and on site access.

Christine Whaley, West Vincent Township, commented on site access, and on the South Chester Springs Road and Conestoga Road intersection.

Ryaan Ibtisam, West Vincent Township, commented on existing Carriage Lane access to Conestoga Road, proposed site layout, lot locations, trail network, and potential litigation.

Cindy Clark, Township Historian, commented on property history, and on proposed interpretive markers and historic property studies.

Bob Wise, West Vincent Township, commented on historical considerations regarding the proposed development.

The meeting recessed at 8:55pm. The meeting reconvened at 8:59pm.

Jennifer Farnham, West Vincent Township, commented on proposed improvements to South Chester Springs Road, sight distances, traffic patterns, traffic volume, preservation ideals, and historical properties.

Joseph Merrick, West Vincent Township, commented on site access.

2400 Horseshoe – Mr. Couris made a motion to approve a Planning Module submission for 2400 Horseshoe Trail. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Collective Bargaining Agreement – Tommy Ryan, Township Manager, provided an overview of a three-year agreement with the West Vincent Township Police Officers' Association.

Mr. Couris made a motion to approve a Collective Bargaining Agreement with the West Vincent Police Officers' Association, for the years 2026, 2027, and 2028. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

expenditure approval & ratification – Chair Alan made a motion to ratify payroll dated June 17, for the pay period June 1 to June 14, in the amount of $73,362.64; payroll dated July 1, for the pay period June 15 to June 28, in the amount of $73,323.99; payroll dated July 15, for the pay period June 29 to July 12, in the amount of $77,972.78; General Fund list of bills, dated June 16, 2026, to July 20, 2026, in the amount of $268,715.67; Open Space Fund list of bills, dated June 16, 2026, to July 20, 2026, in the amount of $399,938.49; Capital Fund list of bills, dated June 16, 2026, to July 20, 2026, in the amount of $134,803.02; State Fund list of bills dated June 1, 2026 to July 20, 2026, in the amount of $536,495.85; and, Escrow Fund list of bills, dated June 16, 2026, to July 20, 2026, in the amount of $10,594.14. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

PUBLIC COMMENT, NON-AGENDA ITEMS

- There was no additional Public Comment at this evening's meeting.

ANNOUNCEMENTS

- Chair Alan announced the Board of Supervisors will next meet on Monday, August 17, at 6pm, a Work Session, if needed, at the Township Building, and on Monday, August 17, at 7pm, a Business Meeting, at the Township Building.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10pm.

Respectfully Submitted:

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Tommy Ryan
Township Manager