

Board of Supervisors Meeting

August 11, 2025

Opening: Chairman Elston opened the regular scheduled meeting on Monday, August 11, 2025, at 7:00 P.M. at the West Nantmeal Township Building.

Roll call was taken, and present were supervisors: Gary C. Elston, Nelson R. Beam, Frank V. Daniel, Jr, Craig Kologie, Zoning Officer, and Kimberly Venzie, Solicitor.

Public Comment: Chairman Elston called for public comment on tonight's agenda which was available at the meeting and posted on the Township Building and website; No public comment was received.

Minutes:

Motion: Mr. Daniel made the motion to approve July 14, 2025, meeting minutes and Mr. Beam made the second. Motion carried 3-0.

Treasurer's Report:

The Treasurer's Report stands approved until further audit. Balances were as follows:

- **Operating Accounts:**

Victory Bank General Fund- Money Market @ 4.21%	1,065,131.97
Victory Bank General Fund- Checking @ 3.88%	<u>4,980.03</u>
Total Operating Funds:	\$ 1,070,112.00
- **Designated Accounts:**

Victory Bank – ARP Funds @ 4.21%	172,889.28
Victory Bank - State Fund @ 4.21%	110,837.11
Victory Bank – Community Day @4.21%	2,540.49
Victory Bank – Community Day Donations @4.21%	6,013.05
Trumark CD - Elverson-Honey Brook EMS –matures 4/9/26 @ 3.928%	37,324.48
Trumark CD - Twin Valley FD –matures 7/1/25 @ 4.025%	37,291.05
Trumark - Savings @ .02%	6.21
PLGIT Term CD 5- WNT Emergency Fund –matures 10/21/25 @4.42%	157,502.71
PLGIT - FIRE/EMS - Prime MM @ 4.38%	2,032.53
PLGIT - Act 209- Prime MM @ 4.38%	2,316.78
PLGIT General Fund Prime @ 4.38%	2,463.77
PLGIT General Fund Class @ 4.13%	.03
PLGIT Recreation - MM @ 4.38%	<u>13,013.26</u>
Total Designated Funds:	\$ 544,230.75
- **Investment Accounts:**

Victory Bank – Investment MM @ 4.21%	269,118.67
PLGIT CD 1 Term @ 4.32% matures 10/15/25	226,964.96
PLGIT CD 1 @ 4.39% matures 12/3/25	228,844.00
PLGIT Term 2 @4.24% matures 11/28/25	230,156.14
PLGIT CD 3 Term @ 5.05 matures 9/3/25	143,507.01

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PLGIT CD 4 @4.24% matures 11/28/25	140,516.59
PLGIT Term 4 @ 4.42% matures 1/12/26	191,098.79
1 st Resource Truck Fund @ 4.05% matures 1/10/26	54,427.20
1 st Resource CD 1 @ 4.00% matures 1/10/26	213,261.84
Trumark CD 1 @ 4.55% matures 6/4/26	111,684.51
Trumark CD 2 @ 4.55% matures 6/4/26	223,711.80
Trumark CD 3 @ 4.121% matures 12/16/25	110,149.44
Trumark CD 4 @ 4.169% matures 3/19/26	111,570.10
Victory Bank CD @ 4.40% matures 10/6/25	250,000.00
Victory Bank CD 3 @ 4.40 % matures 5/25/26	<u>137,570.88</u>
Total Investment Funds:	\$2,642,581.93

- **Escrow Accounts:** \$ 28,681.84
- **Total Funds under management:** \$ 4,285,606.52

AUDIENCE:

- Theodore Speedy spoke on behalf of his client, Dennis Cronin, regarding the Zoning Hearing application for 165 Reeder Road. Dennis Cronin read an additional statement.
- Matthew McKeon spoke on behalf of his client, Omar King, regarding the Zoning Hearing application for 165 Reeder Road. Mr. King is agreeable to remove the fence from the variance request.

Engineering:

- Yoder Road culvert is installed though the road is closed until the guiderail installation.

Zoning Report:

- Commercial property on N. Manor Road is securing permits for work already begun.
- 277 Killian Road – property maintenance issues.
- Property maintenance and permitting issues are being addressed.

Solicitor's Report:

- Act 209 for traffic impact needs to be updated. Mr. Kologie will contact Bowman to begin the process.

Planning Commission:

- Comprehensive Plan – Discussed future land use. Will review outstanding items in August.
- Rouse Chamberlin, Brick Lane - reviewed sketch plan for single-family homes with primary access on Ridge Road.
- 165 Reeder Road – made no recommendations on the Zoning Hearing variance concerns.

Roads:

- Mr. Beam will check the inlets on Green Hollow and Stetson Drives
- Honey Brook Township is scheduled for road mowing/tree trimming in mid-August.
- Dump truck advertisement will be written.

Parks and Recreation:

- Music in the Park will be held on August 12, 6:30-9 PM. Lovelight will perform and ice cream will be available for sale. Mr. Beam asked about providing ice cream at no cost for attendees.

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- Community Day-September 27- planning is on-going.

Historic: No report

EMS:

- Hazard mitigation plan has been submitted. The plan will be adopted for the Township to be eligible for federal funds if there is a natural disaster.
- Pipeline plan review will be held at Twin Valley Elementary on September 30 from 5-7 PM.

OLD BUSINESS:

1. Hammell-O'Donnell – Mike Shiring reviewed the original plan of 14 lots and subsequent changes to now 10 lots. Mr. Shiring requested Preliminary plan approval with a waiver of the Transportation Capital Improvement Fee.
Motion: Mr. Beam made a motion to approve the preliminary subdivision and land development plan for the Hammell-O'Donnell Business Park with listed conditions and the waiver of the Transportation Capital Improvement Fee. The motion was seconded by Mr. Daniel. Motion carried 3-0.
2. Yoder Road culvert – discussed under Engineering report.
3. 165 Reeder Road – Zoning Hearing application – discussed under Audience. Mr. Elston mentioned that there was a septic violation assessed by the Chester County Health Department regarding the property. Mr. Kologie said the violation was being addressed by the property owner and a holding tank might be a temporary solution.

NEW BUSINESS:

4. Rouse-Chamberlin Brick Lane sketch plan – no presentation
5. Public Comment Rules and Procedures- Resolution 2025-2 to adopt a policy for public comment at meetings.
Motion: Mr. Beam made a motion to adopt Resolution 2025-2 to adopt a policy consistent with the Pennsylvania Sunshine Act for public comment at public meetings of the Board of Supervisors and was seconded by Mr. Daniel. Motion carried 3-0.
6. Farming Lease – Ms. Venzie will advertise the updated farming lease for the Township Park and bids will be opened at the September 8, 2025 meeting.
7. Lippitt Road Properties extension – requested a 3-month extension for the review period.
Motion: Mr. Beam made a motion to approve a 3-month extension for the Lippitt Road Properties review period and was seconded by Mr. Daniel. Motion carried 3-0.

OTHER BUSINESS: None

BILLS: The bills to be paid this evening were reviewed.

Motion: Mr. Beam made the motion to pay the bills and was seconded by Mr. Daniel. Motion carried 3-0.

General Fund

\$105,810.83

ADJOURNMENT: With no further business to discuss, adjournment took place at 8:50 P.M. with Mr. Beam making the motion to adjourn and seconded by Mr. Daniel. Motion carried 3-0.

Respectfully submitted,

Deborah M. Kolpak, Secretary

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