

Board of Supervisors Meeting

June 8, 2026

Opening: Chair Elston opened the regular scheduled meeting on Monday, June 8, 2026, 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, H. Barclay Hargreaves III, Craig Kologie, Zoning Officer and Kristin Camp, Solicitor.

Public Comment: Chair 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. Beam made the motion to approve April 13, 2026 meeting minutes and Mr. Hargreaves 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 Money Market @ 3.54%	1,151,781.40
Victory Bank Checking @ 3.30%	<u>7,925.58</u>
Total Operating Funds:	\$ 1,159,706.98

- **Designated Accounts:**

Victory Bank - State Fund @ 3.54%	203,095.68
Victory Bank – Community Day @3.54%	2,328.27
Victory Bank – Community Day Donations @3.54%	6,204.42
Trumark CD - Elverson-Honey Brook EMS –matures 4/9/26 @ 3.928%	38,472.74
Trumark CD - Twin Valley FD –matures 7/1/25 @ 4.025%	38,377.25
Trumark - Savings @ .02%	56.21
PLGIT - FIRE/EMS - Prime MM @ 3.71%	15,431.31
PLGIT - Act 209- Prime MM @ 3.71%	2,394.51
PLGIT General Fund Prime @ 3.71%	81,744.36
PLGIT General Fund Class @ 3.44%	79.03
PLGIT Recreation - MM @ 3.71%	<u>13,449.86</u>
Total Designated Funds:	\$ 401,633.64

- **Investment Accounts:**

Victory Bank – Investment MM @ 3.59%	277,683.55
PLGIT CD 1 Term @ 4.05% matures 6/22/26	231,622.66
PLGIT Term CD @ 3.82% matures 6/2/26	233,853.36
PLGIT CD 3 Term @ 4.07% matures 2/1/27	242,000.00
PLGIT CD 3 Class @ 3.49	73.79
PLGIT CD 4 @ 3.72% matures 7/17/26	195,363.17
PLGIT Term 4 Class @ 3.44%	389,718.85
1 st Resource Truck Fund @ 3.50% matures 7/10/26	55,527.37

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1 st Resource CD 1 @ 3.40% matures 1/10/27	221,791.68
Trumark CD 1 @ 3.95% matures 6/4/26	114,979.96
Trumark CD 2 @ 3.95% matures 6/4/26	230,312.79
Trumark CD 3 @ 3.65% matures 6/16/26	113,304.75
Trumark CD 4 @ 3.55% matures 9/17/26	115,083.53
Victory Bank CD @ 3.75% matures 9/6/26	260,046.73
Victory Bank CD 3 @ 4.15% matures 5/25/26	<u>144,667.57</u>
Total Investment Funds:	\$2,826,029.76

- **Escrow Accounts:** \$ 26,282.22
- **Total Funds under management:** \$ 4,413,652.60

Chairman Elston opened the Conditional Use hearing at 7:06 P.M. Gary C. Elston, Nelson R. Beam, H. Barclay Hargreaves III, Craig Kologie, Zoning Officer, and Kristin Camp, Solicitor were present.

Mr. Elston turned the meeting over to Kristin Camp who explained that the reason for the Conditional Use hearing was so the applicant, James Ford, can seek to modify Condition No. 7 in the Conditional Use decision and order dated May 13, 2024 which required applicant to install the necessary underground tanks to hold water for firefighting purpose for the 7 lot subdivision proposed at 11 Fairview Road, Chester County tax parcel No. 23-7-2, utilizing the residential cluster design regulations in Section 215-34 of the West Nantmeal Township Zoning Ordinance.

The meeting was recorded by a court reporter and will stand as the official minutes.

Exhibits were presented by Ms. Camp and the applicant, and the Supervisors discussed the exhibits presented.

Conditional Use hearing was closed at 7:20 PM.

AUDIENCE:

- Attendees asked to reserve comments until later in the agenda.

Engineering:

- Preconstruction meeting was held today with Long's Asphalt regarding Yoder Road widening. Work will be done June 17 through June 19 with the road being closed except for local traffic.
- Preconstruction meeting will be held on June 16 for A&J specialties, 2416 Chestnut Tree Road
- Bollinger Road bridge – scoping repair priorities in process for July meeting.

Zoning Report:

- District Court hearing is canceled as an agreement has been reached with the property owner.
- Church Road violation has been remediated; and other violations are still in the 30-day review period.

Solicitor's Report: No report

Planning Commission: No report

Roads:

- Road mowing continues and addressing sight blockage issues along roads.

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- Goodfellow Road – County has completed work on their access road. An easement from the adjacent property owner will be needed to clean the drainpipe that goes under the road.

Parks and Recreation:

- Community Yard Sale - May 16 – Went well with help from committee members.
- Music in the Park – June 16; America250PA mobile unit will be onsite from 4-7 PM
- Community Day planning is continuing; next meeting is June 18.

Historic: No report

EMS: No report

OLD BUSINESS:

1. **Data Center draft ordinance** –Ms. Camp made changes to the draft ordinance based on May comments and affirmed that the Township must allow for every use per Municipal code, but standards/parameters must be in place. The following comments from the audience:
 - Skip deGaray – appreciates changes but finds contradictory statements. All costs must be borne by the applicant. Would like private utilities removed.
 - Carrie Elliott – asked for clarification on public water usage.
 - Meghan deGaray – concern about water usage.
 - Mia Eason – groundwater concern
 - Donna Morrissey – consequences to applicant? Ms. Camp explained about security bonds, land development agreements, decommissioning, etc.
 - Shirley Vanscoyk – public vs private water concern.

Motion: With no further feedback from the Supervisors, Mr. Beam made a motion to move the Data Center draft ordinance to the Chester County Planning Commission for review and was seconded by Mr. Hargreaves. Motion carried 3-0.

NEW BUSINESS:

2. **Resolution 2026-5** – Greenways Trail Grant – application for \$250,000 grant for park expansion
Motion: Mr. Beam made a motion to approve Resolution 2026-5 for the Greenways Trail Grant and was seconded by Mr. Hargreaves. Motion carried 3-0.
3. **Resolution 2026-6** – West Nantmeal Township Emergency Operations Plan – plan was sent to the Board of Supervisors in May to review.
Motion: Mr. Elston made a motion to approve Resolution 2026-6 Adopting the West Nantmeal Township Emergency Operations Plan and was seconded by Mr. Hargreaves. Motion carried 3-0.
4. **90-Day extensions** – Extensions were requested for Lippitt Road Properties, Cupola Industrial Properties, and 11 Sweet Water Road plans.
Motion: Mr. Hargreaves made a motion to grant 90-day extensions to Lippitt Road Properties, Cupola Industrial Properties, and 11 Sweet Water Road plans which will expire on September 11, 2026 and was seconded by Mr. Beam. Motion carried 3-0.
5. **Chester County Vision Partnership Grant** – Reimbursement of \$30,000.00 for the Comprehensive Plan expenses to close out the grant.
Motion: Mr. Beam made a motion for Mr. Elston to sign the Chester County Vision Partnership Program Reimbursement Form to close out the \$30,000.00 grant and was seconded by Mr. Hargreaves. Motion carried 3-0.

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6. General Code update – reviewed proposal from General Code to update the program at a cost of \$9,185.00 to \$11,455.00. Ms. Camp suggested posting ordinances on website as an alternative.
7. 1853 Little Conestoga Road – sketch plan application was received. This will need a waiver for a 4th driveway.

OTHER BUSINESS: None

BILLS: The bills to be paid this evening have been reviewed.

Motion: Mr. Beam made the motion to pay the bills and was seconded by Mr. Hargreaves.

Motion carried 3-0.

General Fund

\$88,778.54

ADJOURNMENT: With no further business to discuss, adjournment took place at 8:35 P.M. with Mr. Beam making the motion to adjourn and seconded by Mr. Hargreaves. Motion carried 3-0.

Respectfully submitted,

Deborah M. Kolpak, Secretary

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