



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the Business Meeting

January 28, 2026

1. Call to Order

Brian Dunn called to order the second January Business meeting at 6:35 p.m. The meeting was a hybrid with participants attending both in person and via Zoom.

Those in attendance in addition to Mr. Dunn were:

Rajesh Kumbhardare, Vice Chair
Libby Madarasz, Supervisor
Pam Gural-Bear, Township Manager
Jennifer Keller, Operations Manager
Lee Benson, Police Chief
John Weller, Planning Director
Caroline Partridge, Finance Director
Ed Culp, Public Works Operations Manager
Todd Greenawalt, Codes Administrative & Enforcement Manager
Justin Smiley, Capital & Special Projects Manager
Alex Baumler, Solicitor
Pat Layman, Minutes

ANNOUNCEMENTS:

The Board of Supervisors met on Wednesday, January 21st and prior to tonight's meeting to discuss matters of personnel and litigation.

PUBLIC COMMENT:

None.

PRESENTATIONS:

1. Employee 20-year Service Award: John Weller, Director of Planning & Zoning

The Board of Supervisors recognized John Weller for his 20 years of service to the Township and its residents. Mr. Weller has served as the Township's Director of Planning & Zoning overseeing the land development process and zoning administration. In addition, he is currently working with Justin Smiley to implement the revised Comprehensive Plan, engages with the community leading several meetings to explain the development process, as well as sustainability initiatives, and will be undertaking a rewrite of the Township's Zoning Ordinance this year. Mr. Weller was a geography major in college and currently holds the American Institute of Certified Planners (AICP) professional certification. He is also active in his Church and

demonstrates his compassion and global perspective participating in multiple service trips including a trip to Haiti to help rebuild the community. Thank you, John!

2. Excellence in Construction Award – New Public Works Facility

Dennis Campbell of Heim Construction presented the Board of Supervisors with the Excellence in Construction Award from the Associated Builders and Contractors (ABC) for the construction of the Township's new Public Works facility. Mr. Campbell explained that members of ABC submitted 60 projects this year for consideration. Judges were sent to the various sites, and a winner was selected. The Township received the Merit Level Award for Best Commercial Project over \$10 Million. Mr. Campbell said the collaboration from Township employees on the project was tremendous.

3. Swearing-in Ceremony of New Police Officer

Police Chief Benson introduced the Township's newest Police Officer Emily Buccello. Officer Buccello graduated from Bensalem High School before going on to study Criminal Justice at West Chester University where she graduated in May of 2024. She interned at the West Goshen Police Department and attended the Delaware County Police Academy, graduating in December of last year. Officer Buccello was sworn in by the Honorable John Bailey. Welcome Officer Buccello!

4. 2025 Officer of the Year Award

Police Chief Benson announced that Officer Michael Triola has been selected to be the 2025 West Whiteland Police Department Officer of the year. Officer Triola has distinguished himself as a true professional, team player, and always willing to lend a hand with a smile on his face. He has a positive approach to everything he does. He is currently an Officer in Charge for Squad 4 under Sgt. Malarick, he is a Field Training Officer, a CODY administrator, and has just recently finished training to become a Firearms Instructor. Officer Triola always takes the time to help people both inside and outside the department and offers guidance and instruction for whatever is needed. Congratulations Officer Triola!

5. 2024 Audit Report from the Township's Auditors, Maillie LLP

Chris Herr, Partner at Maillie LLP, the Township's independent auditors, presented the findings of the 2024 Township Audit. An unmodified or clean opinion was found. This means the audit was free of any material misstatements, complies with GAP (Generally Accepted Accounting Principles), and GASB (Governmental Accounting Standards Board). Mr. Herr said Township Staff provided all documents requested by the auditors.

This year a Major Federal Award Programs Audit was also conducted. This is required for any spending of federal money over \$750,000. The Township spent \$1,275,000 in ARPA funds in 2024. An unmodified or clean opinion was also issued for this audit.

CONSENT AGENDA:

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the Consent Agenda consisting of:

- Approval of January 5, 2026, minutes, as presented
- Resolution 2025-09 Disposition of Media

Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

BUSINESS:

1. Consideration of Resolution 2026-10 Limiting Township Law Enforcement Involvement in Non-Criminal Federal Immigration Enforcement

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to enact Resolution 2026-10, establishing an official policy that the Township’s Law Enforcement Officers and resources shall not be engaged in the enforcement of non-criminal federal immigration laws. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

Resolution 2026-10 will be posted on the Township’s website along with an explanation for its enactment.

2. Ratification of Appointment of Michael Dowger to Stormwater Task Force

Ms. Keller advised that Michael Dowger is a Township resident with a master’s degree in engineering geology and sixteen years of experience as an environmental/geotechnical consultant. Mr. Dowger has attended meetings of the Stormwater Task Force and is interested in serving the Township. His appointment was inadvertently overlooked at the Board’s Organization meeting.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to ratify the appointment of Michael Dowger to the Stormwater Task Force, effective January 5, 2026. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

3. Authorization to Advertise for Bids – Replacement of Air Release Valves

Mr. Culp explained the need for replacement of two air release valves in the Township’s sewer system running from the Clover Mill Pump Station to the DARA treatment plant. The current valves are either non-operational or were removed due to a prior pipe break. The estimated cost is \$215,700, and a grant in the amount of \$180,976 has been secured. The project has been budgeted and was approved by the Board in the 2026 Capital Projects Budget.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to authorize the advertisement of bids on PennBid for the replacement of the Air Release Valves (ARVs), as included in the 2026 Capital Projects Budget. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

4. Adoption of Tree City Ordinance

Mr. Culp advised that the Township has now completed all required elements for formal recognition as a Tree City USA community, with the exception of adopting a Community Tree Care Ordinance. The proposed Ordinance outlines the Township's responsibilities for planting, maintaining, and protecting trees located on publicly owned land.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the adoption of the Community Tree Care Ordinance 486. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

5. Approval of Exton Park Multi-use Field Area Post Construction Stormwater Management Instrument of Covenants

Mr. Smiley advised that the Township recently received the National Pollutant Discharge Elimination System (NPDES) general permit from the Chester County Conservation District for the Exton Park Phase II project. However, before construction can begin the proposed Agreements must be executed. Work is tentatively scheduled to begin this Summer and is expected to take 5-6 months to complete.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve Exton Park Phase II Instrument of Covenants Agreement and Stormwater Management Agreement as required for properties with Post-Construction Stormwater Management (PCSM) Best Management Practices (BMP) under the National Pollutant Discharge Elimination System (NPDES) Permit regulations. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

6. Approval of Purchase for Replacement Snowplow Blade Units

Mr. Culp advised that four of the Township's snowplow blades need to be replaced. The blades were designed for light-duty and cannot handle the heavier plowing that the Township must do. He added that Staff will try to sell the lighter blades.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to approve the purchase of four new snowplow blade units for \$40,000.00. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

7. Approval of Township Payment Report for January 28, 2026

Staff answered questions from Board members.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to approve the January 28, 2025, Township Payment Report. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

8. Operations Reports

Ms. Gural-Bear explained that as part of the Township's ongoing commitment to transparency and accountability, Staff is expanding their reporting to the Board and the general public. Going forward reports will be presented at Board meetings and included in meeting packets on the website providing details of Township operations, projects, initiatives, and goals.

In addition to the monthly Treasurer's Financial Report, the Capital and Special Projects Report and the Planning Department Projects Report are included in tonight's meeting packet. Future reports will be coming from the Codes Department, Public Works and Administration.

a. Treasurer's Financial Report

Ms. Partridge advised that the Treasurer's Financial Report is for December 2025, and all expenses are complete. Board members had no questions.

b. Capital and Special Projects

Mr. Smiley noted that the Capital and Special Projects report lists 9 active projects, 3 of which are near completion. The Pollutant Reduction Plan and the Comprehensive Plan are two projects that are expected to be before the Board of Supervisors for review in the near future. The Exton Park signage should be in place as soon as the snow melts with the remaining signage to be completed in the Spring.

c. Planning and Zoning Department Report

Mr. Weller's Planning and Zoning Report lists all land development plans, zoning hearing applications, and other projects noting what phase each is currently in (active, on hold, dormant), as well as expiration dates, and when next scheduled before a Township Board or Commission. Mr. Weller said the report is updated every two weeks.

9. Township Commission Updates from Board Liaisons

Mr. Kumbhardare reported that the Planning Commission discussed regulations for data centers for a future amendment.

Ms. Madarasz advised that the West Chester Area Council of Governments (COG) discussed sharing the cost to hire a consultant to evaluate the effectiveness of consolidating Fire and EMS providers. COG has also decided not to have a parade for the 250th Anniversary but is considering some type of timeline in which each municipality would participate. Ms. Madarasz noted that Joe McCormick and Sara DiPaolo from the Historical Commission have volunteered to help with the 250th celebration. The Historical Commission reviewed a request to replace barn doors on the historic Ryerss Farm Infirmary Barn, now a private residence, and the Stormwater Task Force reviewed the Township's Pollutant Reduction Plan to reduce sediment. Ms. Madarasz was happy to report that of 200 letters that the Township has sent out regarding maintenance of stormwater facilities, approximately 100 responders have taken some type of remedial action.

Mr. Dunn reported that the Public Services Commission will be hosting a meeting for HOA Board members and residents on March 4 to hear concerns and discuss stormwater issues and possible solutions. He also reported on the Pension Advisory Board meeting noting that the pension plans are doing well, despite the uncertainties in our current domestic and global environments.

10. Staff Updates

Mr. Culp advised that Staff is tracking expenses associated with snow events in the Township, noting that the seven snow events this season have cost \$151,000 in overtime, salt, fuel, etc. This figure does not include the regular Monday-Friday work hours.

Board members congratulated the Public Works team on the fantastic job they have done this year keeping Township roads plowed and safe for residents.

Chief Benson reported that Chester County Department of Emergency Services will be purchasing Motorola radios and paying for the initial installation of same for law enforcement. Chief Benson said additional funding will be requested for batteries and other accessories when the final amount is known.

ADJOURNMENT

The meeting adjourned at approximately 7:47 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary