

EAST FALLOWFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
January 27, 2026 **Approved Minutes**
6:30 p.m.

Members Present

Mike Domboski, Chairman
Al Wright, Vice Chairman
Wilson Lambert, Member
Katja DiRado, Member
Deborah Stoff, Member

Township Staff Present

Scott Swichar, Township Manager
Dave Hindman, Township Treasurer
Chad Osborn, Police Chief
Township Solicitor
Mike Crotty

1. CALL TO ORDER, SILENT MEDITATION, PLEDGE OF ALLEGIANCE

Chairman Domboski called the meeting to order at 6:30 PM.

Chairman Domboski stated there was an executive session on January 27, 2026 to discuss legal and personnel matters.

2. DISCUSSION

A. APPROVAL OF MINUTES

Correction of January 5, 2026 Motion – Job Title Clarification

MOTION: Chairman Domboski moved to amend the motion adopted on January 5, 2026, regarding the job title of Christilla Walls, to reflect the Board's intent. The word 'assistant' is hereby stricken from the job titles, and the motion shall read as follows: Christilla Walls is appointed as the 2026 part-time Police Administrative Assistant and Police Right-to-Know Officer. This amendment is corrective in nature and effective as of January 5, 2026. Supervisor DiRado seconded.

VOTE: 5-0.

January 5, 2026 BOARD OF SUPERVISORS REORGANIZATIONAL MEETING MINUTES

MOTION: Supervisor DiRado made a motion to approve the January 5, 2026 Board of Supervisors Reorganizational meeting minutes as presented and ratify all board actions from the January 5, 2026 Reorganizational meeting. Chairman Domboski seconded

Shane Cloyd, township resident, commented on the ratification.

VOTE: 5-0.

B. FIRE DEPARTMENTS & DEPARTMENT OF EMERGENCY SERVICES

- 1) December Westwood Fire Company Fire Chief's Report submitted for Board and resident review.
- 2) December Westwood Fire Company EMS Report submitted for Board and resident review.
- 3) December Modena Fire Company Fire Chief's Report submitted for Board and resident review.
- 4) December Modena Fire Company Fire Chief's Report – East Fallowfield Calls Only submitted for Board and resident review.
- 5) Emergency Services Appointment of Fire Marshals and Additional Funding to Fire Companies.

MOTION: Chairman Domboski made a motion to appoint the following Emergency Service employees as presented: Co-Fire Marshal, Frank Dowlin and Co-Fire Marshal, Mike McWilliams without compensation from the township. Vice Chairman Wright seconded.

VOTE: 5-0.

MOTION: Chairman Domboski moved to authorize the additional 2026 fire company contribution to Modena Fire Company which includes support for fire marshal services in the amount of \$172.21/quarterly and authorize the additional 2026 fire company contribution to Westwood Fire Company which includes support for fire marshal services in the amount of \$172.21/quarter. Supervisor DiRado seconded.

VOTE: 5-0.

C. PRESENTATIONS

1. MODENA FIRE COMPANY PRESENTATION: POLICE OFFICER AWARDS PRESENTED BY FIRE CHIEF FRANK DOWLIN AND LUANN THOMAS, EMS SUPERVISOR FOR THE MODENA FIRE COMPANY

3. TREASURER'S REPORT

- 1) December 31, 2025 Treasurer's Report.

MOTION: Supervisor DiRado made a motion to approve the December 31, 2025 Treasurer's Report as presented. Chairman Domboski seconded.

VOTE: 5-0.

- 2) Payment Authorizations.

MOTION: Chairman Domboski made a motion to approve the Payment Authorizations for the period of January 6, 2026 through January 27, 2026 in the total amount of \$192,210.06 as presented. Vice Chairman Wright seconded.

VOTE: 5-0.

4. TOWNSHIP MANAGER'S REPORT

1) Referral to the Planning Commission for Ordinance Review

Mr. Swichar stated that there is a letter from the previous fire marshal and emergency management coordinator recommending a rental ordinance be put in place for safety reasons. The Board of Supervisors had previously asked the planning commission to review the proposed rental ordinance. He stated the planning commission has new members and this could be a good opportunity to again review the proposed ordinance.

MOTION: Vice Chairman Wright moved that the Board of Supervisors refer the matter of a rental ordinance to the Township's Planning Commission for review and recommendation. Supervisor Stoff seconded.

John Nielsen, township resident, questioned if use and occupancy inspection would be included in a proposed ordinance.

Chairman Domboski stated he would speak to the Planning Commission Chair as something to consider and discussed the purpose of a proposed ordinance.

Supervisor Lambert discussed the safety aspect of the proposed ordinance.

Phillip Roomet, Township resident commented on a proposed ordinance.

VOTE: 5-0.

2) Scoping and Repair of Broken Sewer Pipe at 1513 West Chester Road (Sandra Simmons)

Mr. Swichar stated that Ms. Simmons came to the board meeting in December about a broken pipe on her property. At that time the township determined they could not fix her pipe since there is no township easement on her property and the pipe is privately owned. However, the township has discussed with solicitor, and the township could fix the pipe since it is connected to the township's storm drain on both sides. There could be impacts to nearby landowners. Repairs would be subject to a temporary construction easement, and all future maintenance would be responsibility of the landowner.

Chairman Dombosi questioned if there is a rough cost estimate.

Mr. Swichar stated that talking to the road foreman he believes the cost would be under \$5,000. The township would not typically repair a pipe on private property this is an exception since the pipe is connected to public infrastructure.

Ms. Simmons thanked Mr. Swichar and stated that she agrees to the conditions.

MOTION: Vice Chairman Wright made a motion approving the repair of a section of pipe at 1513 West Chester Road subject to the landowner executing a temporary construction easement to allow the work and signing an agreement that all future responsibility for maintenance of the pipe is their responsibility of the landowner. Supervisor Lambert seconded.

VOTE: 5-0.

3) Updates on Mortonville Road Bridge (Informational)

Mr. Swichar stated that the township has met with property homeowners affected by the project. The township is waiting to get back the easements. The township is continuing to work with the Chester County Conservation District and Penn State Center for Dirt and Gravel Roads. He is hopeful that they will provide technical assistance and grant assistance.

4) Update on DCNR Grant submitted for Community Park Improvements (Informational)

Mr. Swichar stated that the township has received notice of a \$250,000 grant from DCNR. The township shared a concept plan last year to develop a portion of the township park with pickleball courts and an inclusive playground. The township is still in the early stages as we are still evaluating funding opportunities. No board action is needed.

Vice Chairman Wright questioned if the ideas for expansion of the park will percolate from the park and recreation board to the board of supervisors.

Supervisor DiRado questioned the timeframe for completion of Mortonville Road Bridge.

Mr. Swichar stated that best case scenario is fall 2026 most realistic time frame is spring 2027. Most likely there will be a stream realignment.

5) New Business: None

5. LEGAL

1) Discussion and Possible Action regarding Ordinance No. 2024-01 (Single-Use Plastics), including Consideration of Survey Results.

Solicitor Crotty stated that the current moratorium extends until the end of February. The board can decide whether to extend it or not or to pass an ordinance to do away with the plastic bag ban. February 26 is the end of the 6 month period from when the moratorium began.

Township Manager Swichar provided an overview of the results of the survey.

There was a board discussion about the survey and whether the EAC should take another look at the ordinance.

Chairman Domboski stated that he will reach out to the EAC about reevaluating the ordinance.

MOTION: Chairman Domboski made a motion to authorize the solicitor to prepare and advertise an ordinance for consideration at the February 24, 2026 meeting to vacate and rescind the plastic bag ordinance. Vice Chairman Wright seconded.

VOTE: 3-2. Supervisor Lambert voted nay Supervisor DiRado voted nay.

2) Police Collective Bargaining Agreement 2025-2027.

Solicitor Crotty stated that they are waiting for the response from the union so this matter will be tabled tonight.

3) General Release and Separation Agreement for Employee

MOTION: Chairman Domboski made a motion to approve a general release and separation agreement dated January 22, 2026 and authorize the township manager to sign the document. Vice Chairman Wright seconded.

VOTE: 5-0.

4) Timber Harvesting and Data Center Zoning (Informational)

Solicitor Crotty stated that he suggests the Planning Commission review the Timber Harvesting and Data Center Zoning. He stated that Penn State Extension put out a model ordinance about a year and a half ago. Timber harvesting is considered an agricultural activity in some circumstances. Data centers are covered under office industrial zoning district in the zoning ordinance as a catch all. However, it does not contain all the bells and whistles you would want for data center provisions. It is better to have an ordinance in place so you can regulate it. He has a model for each that the Planning Commission can review.

6. PLANNING COMMISSION

1) No Planning Commission Report Submitted.

7. POLICE DEPARTMENT

1) December Police Report Submitted for Board and Resident Review.

2) Purchase of 2026 Ford Interceptor Police Car

MOTION: Vice Chairman Wright made a motion approving the purchase of a 2026 Hybrid Ford Interceptor Police Car from Chapman Auto Group in the amount of \$45,162 under the PA Costars program from the Township's Capital Fund. Chairman Domboski seconded.

VOTE: 5-0.

3) 10-8 Emergency Vehicle Services-Upfitting of Police Car

MOTION: Chairman Domboski made a motion approving a proposal from 10-8 Emergency Vehicle Services to upfit the 2026 Ford Interceptor Police Car in the amount of \$17,903.25 under the PA Costars program from the Township's Capital Fund. Supervisor DiRado seconded

VOTE: 5-0.

4) Approving New Policy for the Police Department

MOTION: Vice Chairman Wright made a motion to approve the following new policy for the Police Department: Required Agency Reporting. Supervisor DiRado seconded.

Chief Osborn stated that the policy is being updated pursuant to Act 18 of 2024 known as Paul Miller's Law

VOTE: 5-0.

5) Approving New Policy for the Police Department

MOTION: Chairman Domboski made a motion to approve the following new policy for the Police Department: Release of Law Enforcement Audio and Video Recordings. Vice Chairman Wright seconded.

Chief Osborn stated the policy is pursuant to Act 22 and related to body worn and in camera footage and regulations on who it can be released to.

VOTE: 5-0.

8. PUBLIC WORKS DEPARTMENT

- 1) December Road Department Report submitted for Board and resident review.

9. PARK AND RECREATION

- 1) Report Submitted.
- 2) Resignation of Park and Recreation Board Member Clare Small-McEvoy

MOTION: Vice Chairman Wright made a motion to accept the resignation of Clare Small-McEvoy from the Park and Recreation Board with the term ending 12/31/2028. Chairman Domboski seconded.

VOTE: 5-0.

Teri Dickinson	Member	2021-2025
Vacant	Member	2024-2028
Fred Weiss	Member	2022-2026
Joyce Madding	Member	2022-2026
Vacant	Member	2023-2027
Stephanie Scotton	Member	2021-2025
Vacant	Member	2025-2029

3) Appointment of Jerry Dickinson to the Park and Recreation Board

MOTION: Supervisor DiRado made a motion to appoint Jerry Dickinson to the Park and Recreation Board for the term ending December 31, 2027. Chairman Domboski seconded.

VOTE: 5-0.

Teri Dickinson	Chair	2026-2030
Vacant	Member	2024-2028
Fred Weiss	Member	2022-2026
Joyce Madding	Member	2022-2026
<i>Jerry Dickinson</i>	<i>Member</i>	<i>2023-2027</i>
Stephanie Scotton	Member	2026-2030
Vacant	Member	2025-2029

4) Appointment of Milby Thorington to the Park and Recreation Board

MOTION: Vice Chairman Wright made a motion to appoint Milby Thorington to the Park and Recreation Board for the term ending December 31, 2029. Chairman Domboski seconded.

Teri Dickinson	Chair	2026-2030
Vacant	Member	2024-2028
Fred Weiss	Member	2022-2026
Joyce Madding	Member	2022-2026
Jerry Dickinson	Member	2023-2027
Stephanie Scotton	Member	2026-2030
<i>Milby Thorington</i>	<i>Member</i>	<i>2025-2029</i>

VOTE: 5-0.

10. HISTORICAL COMMISSION

1) Report Submitted.

11. ENVIRONMENTAL ADVISORY COMMITTEE (EAC)

1) No Report Submitted

12. NEW BUSINESS:

Vice Chairman Wright discussed Solid Waste (Chapter 20 Section 103 Storage and Collection (Informational))

13. PUBLIC PARTICIPATION - 20 minutes

Estelle Baker, stated she is new to the township purchasing a church on Doe Run Road.

Philip Roomet, township resident, discussed the data centers and storm water management.

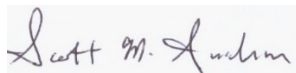
Solicitor Crotty stated that with the stormwater management ordinance that is in effect the township can only address through its own facilities such as stormwater pipes and through the stormwater management ordinance, which requires that any developer that comes in may not increase the rate, volume or concentration from their site. When a new project comes in, they must show the township how they would address stormwater.

14. ADJOURNMENT

MOTION: Chairman Domboski made a motion to adjourn the January 27, 2026 Board of Supervisors Meeting at 8:04 PM. Vice Chairman Wright seconded.

VOTE: 5-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Scott M. Swichar", written in dark ink on a light-colored background.

Scott Swichar,
Township Manager/Secretary