Newlin Township
Board of Supervisors
Meeting Minutes
October 12, 2026

Call to Order: The Board of Supervisors' monthly meeting convened at 7:30 p.m. on Monday, September 14, 2026 at the Township Garage located at 1751 Embreeville Road. Present were Supervisors Jim Cornell (Chair), Bill Kelsall, Bob Pearson and Secretary/Treasurer Gail Abel.

Announcements: Mr. Cornell announced the Township would have its second budget session at the Township Garage on Wednesday, October 28th, immediately following the Planning Commission meeting.

Comments: Mr. Pearson thanked Jack Law for letting Newlin use Downingtown Borough's electronic signs for the Laurel Road maintenance project. Ms. Abel advised that she had received an email from Erin Finnerty, who could not attend tonight's meeting, in which Erin declared that "Laurel Road is awesome!"

Minutes for Approval: Ms. Abel first presented the minutes of the September 14, 2026 Board Meeting. Mr. Pearson's motion to approve those minutes was seconded by Mr. Kelsall and unanimously approved.

Ms. Abel next presented the minutes of the September 23, 2026 Budget Work Session. Mr. Kelsall's motion to approve those minutes was seconded by Mr. Cornell and approved by majority vote. (Mr. Pearson abstaining because he was not present at that meeting)

Financial Report: Ms. Abel presented the monthly Financial Report: As of September 30, 2026 the Township had $1,224,956.30 on deposit, including $738,178.79 in general and unrestricted funds. Overall, this represented a net increase of $35,573.68 since August 31, 2026. Mr. Pearson's motion to accept the Financial Report was seconded by Mr. Kelsall and unanimously approved.

Bill Payment Authorization: Ms. Abel presented a list of pending bills, invoices and other recurring/routine payments totaling $288,056.32 ($240,157.27 from the General Fund Account (including $212,844.18 for the Laurel Road Maintenance project); and $47,899.05 from the Fire and EMS Tax Account) and requested payment authorization. Mr. Pearson's motion to approve the requested payments was seconded by Mr. Kelsall and unanimously approved.

Snow Removal Bid Opening for 2026-2027 Winter Season: Ms. Abel advised that bidding for the 2026-2027 snow season had been advertised in the Daily Local News on September 23rd and 30th. Mr. Pearson reviewed sole bid submitted in response to those ads: Angelini's Land Management LLC ("Angelini's") had offered a 10-Wheel dump truck with 11-foot power angle plow and spreader @ $272.00/hr; a 6500 Single Axle Dump Truck with 10' power angle plow and spreader @ $215.00/hr; and a 4x4 Truck with 8' plow @ $150.00/hr. Mr. Pearson confirmed that the 4x4 truck with the 8' plow was a power angle plow. Mr. Pearson's motion to accept the

Angelini's Land Management LLC bid for the 2026-2027 Snow Season was seconded by Mr. Kelsall and unanimously approved.

2026-06 Resolution – Western Chester County Regional U.C.C. Board of Appeals: Mr. Cornell recounted that in 2009, the Township had joined in the creation of the West Chester County Regional U.C.C. Board of Appeals to handle appeals of local decisions under the Uniform Construction Code, and advised that the Supervisors had been asked to adopt Resolution 2026-06 in order to reaffirm the Township's participation in that Board of Appeals and to adopt updated Rules and Procedures. Mr. Kelsall's motion to adopt Resolution 2026-06 was seconded by Mr. Pearson and unanimously approved.

Mr. Cornell noted that the Supervisors should also appoint one or two individuals to serve on the Board of Appeals. Mr. Pearson suggested Diane Hicks. Mr. Cornell undertook to determine whether Ms. Hicks would be interested in the appointment.

Discussion Re: Tax increase to address ongoing increases in Fire and EMS expenses: Mr. Cornell advised that for the past several years, the Township's Fire and EMS expenses have exceeded its Special Fire and EMS Tax revenues, and that in the budgeting process for those years, the Supervisors had made it clear that those shortfalls were being covered by tapping unused amounts accrued in the Township's Fire and EMS Tax accounts from prior-year collections. He pointed out that the shortfall was $37,000 in 2026 and would be more than $70,000 in 2027 (but there was very little accrued balance left in the Township's Fire and EMS Tax accounts), and noted that therefore, unless the Supervisors were prepared to cut expenses in other areas, they needed to consider a tax increase. He expressed the hope that the Supervisors could decide tonight how much of an increase was appropriate and whether that should be a property tax increase, an earned income tax ("EIT") increase or a combination of the two. He advised that the Supervisors would need to vote on any increase at their November meeting in order to timely notify the Township's tax agents so that they can reflect any increase in 2027 taxing documents.

He noted that a benefit of covering the shortfall through a Fire Tax increase was that that would clearly link the increase to the expense that necessitated the increase. On the other hand, he advised that if the Township were to raise the EIT to as much as 0.75%, more than 250 Newlin taxpayers would see no tax increase, because the Township would just be capturing EIT currently being collected by the Pennsylvania workplace municipalities of Newlin Township residents.

Mr. Kelsall supported this idea, and noted that unlike assessed property values, residents' earned income could be expected to increase annually, which would produce annual increases in EIT revenues. He pointed out that basing revenues on EIT also placed less of a burden on retired residents (who have no earned income).

Mr. Pearson noted that for many years the Township had had no EIT - a holdover from Pennsylvania's more distant past when wealth was based primarily on land, whereas wealth was now was based more on income and other assets. He was inclined to capture even more of the EIT currently being collected by other municipalities than had been accomplished when the Township first enacted its 0.5% EIT.

The Supervisors then responded to a number of questions from residents in attendance. After further discussion, Mr. Pearson's motion to advertise a November 9, 2026 public hearing on an ordinance to increase the Township's EIT from 0.5% to 0.6% was seconded by Mr. Kelsall and unanimously approved.

Roadmaster Update: Mr. Pearson thanked Erin Finnerty for her comment. He noted that there was still a bit of work remaining on the Laurel Road project, including building up some of the edges of the blacktop in order to minimize drop-offs, and raising the elevation of one of the inlets.

He highlighted the newly-delivered mow tractor, thanking Barbara Forney (for another grant-writing success) and two elected officials, PA Senator Carolyn Comitta and PA Representative Christina Sappey (for their support in the Local Share Account ("LSA") grant approval process). Barbara Forney demurred – pointing out that Rob Mastrippolito and Gail Abel were the principal authors of the grant application, and thanking them.

Mr. Pearson next suggested that the Township apply for an LSA grant for a new salt shed. He advised that this would require "stamped" architectural plans, and requested authorization to retain an engineer to produce those plans. After discussion, Mr. Cornell's motion to authorize Mr. Pearson to retain an engineer to produce the plans for a new salt shed was seconded by Mr. Kelsall and unanimously approved.

Mr. Cornell pointed out that over the past eight years, Barbara Forney has raised over $1.6 million for Newlin Township in road and equipment grants. All three Supervisors expressed their gratitude.

Adjournment: Upon Mr. Kelsall's motion, seconded by Mr. Pearson, the meeting was adjourned.

Time: 8:21 pm
Respectfully Submitted,
Gail Abel, Secretary