

**Newlin Township
Board of Supervisors
Meeting Minutes
March 8, 2021**

Call to Order: The Board of Supervisors' monthly Board Meeting convened at 7:30 p.m. on Monday, March 8, 2021, via Zoom Internet. Present were Supervisors Bill Kelsall (Chair), Bob Pearson and Jim Cornell, and Secretary/Treasurer Gail Abel.

Announcements: No Announcements.

Comments: Roland Singer owner of 1550 Powell Road inquired about adding a garage on his property. Mr. Kelsall recommended that Mr. Singer consult with the Township's Zoning Officer.

Minutes: Ms. Abel presented the minutes of the Supervisors' February 8, 2021, Board Meeting. Mr. Cornell's motion to approve those minutes was seconded by Mr. Pearson and unanimously approved.

Financial Report: Ms. Abel presented the monthly Financial Report: As of February 29, 2021, the Township had \$1,727,023.18 on deposit, including \$1,446,541.15 in general and unrestricted funds. Overall, this represented a net increase of \$309,547.89 since January 31, 2021. Mr. Cornell's motion to approve the Financial Report was seconded by Mr. Pearson and unanimously approved.

Payment Authorization: Ms. Abel presented a list of pending bills, invoices, and other recurring/routine payments totaling \$52,342.64; \$41,778.62 from the general fund and \$10,564.02 from the State Liquid Fuel Fund and requested payment authorization. Mr. Cornell's motion to authorize the payment of the listed items was seconded by Mr. Pearson and unanimously approved.

Adoption of Ordinance 2021-01 – Codification: Mr. Kelsall noted that at last month's Board Meeting, upon the recommendation of the Planning Commission the Supervisors had authorized advertisement of the Board's intention to adopt a codification of the Township's accumulated ordinances (the "Code"). He thanked former Supervisor Janie Baird for initiating the codification project in 2017.

Bob Shippee, Chair of Newlin Township's Planning Commission, observed that the Board's action tonight was the conclusion of a multi-year process and noted Ms. Baird's contribution of vision, time and effort. He confirmed that the codification exercise, mainly a project of reorganization and updating, had not resulted in any major substantive changes.

Mr. Kelsall confirmed that in anticipation of tonight's proceedings, the Township had complied with all applicable procedural mandates under Pennsylvania's Municipalities Planning Code and Second Class Township Code, and then called for questions or comments. Hearing none, he requested a motion to adopt the Ordinance. Mr. Cornell's motion to adopt Ordinance 2021-01 was seconded by Mr. Pearson and unanimously approved.

Adoption of Ordinance 2021-02 – General Obligation Note: Mr. Kelsall reminded the attendees that at last month’s Board Meeting, the Supervisors authorized the acquisition of three Laurel Road properties. He advised that in connection with those acquisitions, the Supervisors have arranged financing with TD Bank in the form of a \$500,000 General Obligation Note (the “Note”). Notice of the Board’s intention to adopt authorize the Note was advertised in the Daily Local News on March 4, 2021.

Helen Mountain of the firm of Lamb McErlane PC, serving as the Township’s bond counsel, joined the meeting and reviewed the statutory and regulatory steps the Township was taking in order to issue the Note. She advised that following approval by the Pennsylvania Department of Community and Economic Development, the closing was expected to occur in April 2021.

Mr. Cornell added the Note will have a ten-year term and will bear an interest, tax-free, at the rate of 1.83% per year.

Mr. Kelsall called for any additional questions. Hearing none, at the suggestion of Ms. Mountain he then called for a roll-call vote to adopt Ordinance 2021-02:

Mr. Cornell – Aye
Mr. Pearson – Aye
Mr. Kelsall – Aye.

Open Space Committee Recommendation: Janet Sidewater, Chair of the Township’s Open Space Committee was in attendance, along with Jack Stefferud from Natural Lands and Geoff Shellington from Chester County’s Open Space Preservation Department. Ms. Sidewater advised that the Open Space Committee had received a request from Natural Lands to assist with the acquisition of an open space easement and had unanimously voted to request that the Supervisors authorize \$2,000 for this purpose. Mr. Stefferud confirmed that Natural Lands seeks to acquire an easement on a 114-acre property located mainly in West Bradford, but including Tax parcel #49-9-3, a 3.3-acre tract in Newlin Township. He added that Natural Lands is enthusiastic about this project, which has broad-based support. With no further discussion, Mr. Pearson’s motion to approve the \$2,000 request was seconded by Mr. Cornell and unanimously approved.

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

Time: 7:48 p.m.

Respectfully Submitted,
Gail Abel, Secretary

