

**Newlin Township  
Board of Supervisors  
Meeting Minutes**

**October 12, 2015**

**Call to Order:** The monthly Board of Supervisors meeting of Monday, October 12, 2015, convened at 8:00 p.m. at the Lenfest Center, Cannery Road, Coatesville, PA. Present were Chair, Janie Baird, Bill Kelsall, Bob Pearson, and Secretary, Gail Abel.

**Announcement Period:** Janie Baird announced if you plan to voice record or video record any or all of the meeting, you must state your intention to do so at the beginning of the meeting and identify yourself. Anyone who is videoing must stand in the back right-hand side of the room while video recording.

If your area of interest is on the agenda we would ask that you wait until we get to that item. If it is not you may comment at this time. We request that you hold your comments to 5 minutes per person and that you identify yourself by name and address.

Janie Baird said that there was an advertised joint work session with the Supervisors and Planning Commission on October 1<sup>st</sup> to discuss Agricultural Preservation. There will be an Executive session of the Board on October 20<sup>th</sup> to discuss a personnel issue. There is a second and final budget work session scheduled for Wednesday, October 28<sup>th</sup>.

**Comment Period:** Barb Forney commented that the Tough Mudder event will be held this upcoming weekend, October 16<sup>th</sup> & 17<sup>th</sup> and they are anticipating 9,000-10,000 participants/spectators. It will be held at Plantation Field and is put on by a professional organization. The Township was not advised of this event. Janie Baird will contact East Marlborough Township to find out additional details.

Ricky Tuel was present and said he is in the process of selling the family Tuel & Tingle property. He has submitted an application for a request to take back an acre of that property to join with his 1 acre parcel. He was informed of the fees but said he was not informed of the \$2500 escrow. He would like to request an additional 2 weeks to be able to gather the funds. Bob Pearson commented that if you escrow is in place by the time of the Planning Commission meeting on the 28<sup>th</sup> of October you can be placed on the agenda. He also added that we must follow procedure and the Act 247 form needs to go to Chester County Planning Commission for review and can take up to 30 days for a final letter of recommendation.

**Minutes:** The minutes of the Board of Supervisors' meeting, held on Monday, September 14, 2015 were read and reviewed. Bill Kelsall made a motion to accept the minutes, seconded by Bob Pearson and the vote was unanimous.

The minutes of the budget work session, held on Wednesday, September 23, 2015 were read and reviewed. Bill Kelsall made a motion to accept the minutes, seconded by Janie Baird and the vote was unanimous.

The minutes of the joint work session discussing Agricultural Preservation to comply with the Unionville Area Regional Plan, held on Thursday, October 1, 2015 were read and reviewed. Bob Person made a motion to accept the minutes, seconded by Bill Kelsall and the vote was unanimous.

**Financial Report:** Read by Gail Abel. Bill Kelsall made a motion to approve the financial report, seconded by Janie Baird and the vote was unanimous.

**Building/Zoning Officer:** September report shows nine inspections have been performed. Thirty inquiries have been received. Two permits were issued in September; one demolition and one barn.

**Emergency Services:**

Good Fellowship Ambulance, September report has not been received.

West Bradford Fire Company: September showed 31 total responses, 1 being in Newlin.

**Right to Know Requests:** The Township has had zero right to know requests since the last meeting.

**Newlin Fire & Emergency Services Committee:** Caroline Haas gave a quick report that the 3<sup>rd</sup> annual Thank you Party for Newlin Township's Volunteer Fire Departments was held this past Saturday, October 10<sup>th</sup>. The party was a success, selling approximately 170 tickets. There was food provided by Hood BBQ, Music, Auction, Kids activities and fun was had by all as well as additional funds raised for the volunteer fire companies. An update for final distribution will be provided at the November Supervisors' meeting.

**Open Space Funding:** Newlin's Planning Commission recommended in a proposal dated August 26, 2015 that the Board of Supervisors commit to contributing towards the cost of conservation easements for the protection of open space in the Township. Their proposal recommended establishing a funding line in the budget for this purpose.

There are 2 avenues for the Township to generate funding for open space conservation easements:

1. would be the recommended line item in the budget and
2. an Open Space Tax on real estate in the Township

Per our Solicitor, an Open Space Tax would require a referendum to be voted on by registered voters in the township.

Per Jim Forsythe, Director of Chester County Voter Services, a referendum could be put forth to voters either at the Primary or General election. It would require that an Ordinance be drawn up by our Solicitor and approved by the Board following a Hearing and a copy of the minutes of that Hearing as well as the actual question be forwarded to Voter Services 13 Tuesdays before either the Primary or General Election. For example, in order for a referendum to be on the Primary ballot it would be required that all documentation be delivered to Voter Services by January 26, 2016 for April 26, 2016 voting.

Current assessed value of property in Newlin is approximately \$125,000,000. Our current property tax rate is .75 mills.

An increase of .05 mils to a tax rate of .80 mils would generate approximately \$6,250/year or a .067% increase in tax. On an average assessed property value of \$250,000 the increase would be about \$12.50.

The Board had requests for assistance in funding 2 worthwhile projects this Spring and because we had no funds designed we were unable to offer any help. Bob Pearson is in favor of the referendum, he feels it is too early to determine what the tax rate would be. Janie said she added that as an example only.

After discussion, Bob Pearson made a motion to explore the opportunity of funding under the referendum, seconded by Bill Kelsall and the vote was unanimous.

Timing was discussed. Bob Pearson made a motion to not rush and provide residents plenty of information and go for Fall 2016, Bill Kelsall seconded and the vote was unanimous.

The tax rate will continue to be discussed and explored. Bob Pearson would also like to have Newlin's Planning Commission's input as the proposal for open space funding was initiated by them.

**Agricultural Preservation:** Newlin Township is a part of the Unionville Regional Plan approved in 2011 by this Board and also by the Boards of East Marlborough and West Marlborough. The Regional Plan provides for all uses within the region and designates what uses will be where. For example, East Marlborough has taken high density housing and commercial uses like Walmart in their township so Newlin does not have to provide for those uses in our township.

Each of the 3 townships have designated Agricultural Preservation areas and it is zoned as such in West Marlborough and the western part of East Marlborough. The Southwestern portion of Newlin is shown as Agricultural Preservation on the Regional Plan and on our Official Map. However, our Zoning Ordinance does not reflect this designation.

The Board of Supervisors and our Planning Commission have met with Ann Hutchinson, land planner from NLT, to explore how best to protect this area from development. The majority of the area is under conservation easements which protects most of the area.

The Board and Planning Commission will be meeting again with Ann on November 10 for another work session on the issue. Our Solicitor is available that evening and it might be helpful to have him attend.

**Laurel Road Update:** There is no new updates.

**Eagle Scout project:**

Bill Kelsall recognized Billy Steuteville, who installed all of the stream signs, and commented that he did a very good job.

**Snow Removal Bids:** Secretary announced bids were advertised September 21<sup>st</sup> and October 1<sup>st</sup> in the Daily Local News. One sealed bid was received by D.T. Taylor. The proposal was for the 2015-2016 winter season. The rate for 1997 International Tandem axle dump truck with a plow, spreader and operator is \$185.00 per hour; the rate for 2007

Ford F550 with a 10' power angle snow plow is \$110.00 per hour. The tandem axel is an increase of \$5.00 per hour with the F550 being the same rate as last year. Bob Pearson made a motion to accept the bid from D.T. Taylor, Bill Kelsall seconded and the vote was unanimous.

**Truck purchase:**

Bob Pearson suggested that the Board consider purchasing a pick-up truck from West Bradford Township for approximately \$30,000. Janie Baird and Bill Kelsall have no objections and suggested that Bob Pearson research further.

**Adjournment:** With no further business, Bob Pearson made a motion for adjournment, seconded by Janie Baird and the vote was unanimous.

**TIME: 8:56pm**

Respectfully Submitted,  
Gail Abel  
Recording Secretary

