**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING**

**WORCESTER TOWNSHIP COMMUNITY HALL**

**FAIRVIEW VILLAGE, WORCESTER, PA**

**WEDNESDAY, SEPTEMBER 21, 2022 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:30 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT: RICK DELELLO [X]

 LOU BETZ [X]

 STEVE QUIGLEY [X]

**INFORMATIONAL ITEMS**

* Chair DeLello, announced this evening’s meeting was being recorded for rebroadcast.
* The Township solicitor Blake Dunbar announced that the board met in executive session

**PUBLIC COMMENT**

* Ms. Winnie Hayes, offered comment regarding the date of a Zoning Hearing Board meeting that was incorrectly posted on the Township’s website. Interim manager Paul Leonard offered his apologies for the error.
* Dr. Jim Mollick offered comment in support of the recent Township newsletter. He shared his support for the Board’s decision to acquire real estate through a bond as opposed to an open space tax. Dr. Mollick commented on a recent petition supporting the open space tax referendum and a Right to Know request he submitted for that information.
* Mr. Burt Hynes offered comment voicing disappointment with the recent newsletter and the characterization of the open space tax referendum. He shared that email addresses were redacted from their records based upon an agreement with those who signed the referendum.

Supervisor Quigley asked Mr. Hynes to clarify his comment concerning the withholding of email addresses from the Township. Mr. Quigley offered that he would have liked for the Township to have the ability to contact those individuals with follow up. Mr. Quigley reminded everyone they can still voluntarily contribute to open space. Chair DeLello asked Mr. Hynes to share the upcoming meeting date for open space information on October 28th at 7:00PM in Community Hall.

* Ms. Winnie Hayes asked if the donations to the voluntary open space fund are tax-deductible. Chair DeLello asked the Interim Township manager to look into the question. Ms. Hayes addressed the removal of the email addresses from documents provided to the Township and her concerns about Right to Know policies.

Supervisor Quigley thanked Ms. Hayes for her comments and offered his concerns with historical policies regarding Right to Know Laws. Chair DeLello offered that the Township follows the law when determining what information is confidential and what is available to the public.

**OFFICIAL ACTION ITEMS**

The Board of Supervisors recognized the presence and service of the former Worcester Township Fire Marshal Mr. Dave Cornish. He was presented with a crystal plaque recognizing his many years of service and dedication to fire prevention and public safety. Commissioner DeLello expressed a sincere thanks to Mr. Cornish for his service the entire community.

a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

 Supervisor Bets made a motion to approve a consent agenda that includes the following items (a) the Treasurer’s Report and other Monthly Reports for August 2022, (b) bill payment for August 2022 in the amount of $449,537.36; (c) the August 19, 2022 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

 There was no public comment.

 By unanimous vote the Board adopted the motion to approve the consent agenda items.

1. Motion

To accept the loan proposal of People’s Bank and Trust Company of Doylestown PA for issuance of a General Obligation Note in an amount not to exceed $2,104,000.00 to be utilized to reimburse funds expended for the acquisition of 3335 Fisher Road, and authorize the Township solicitor, loan counsel and staff to take all necessary steps and prepare all required ordinances and documents related to the loan transaction.”

Ed Murray presented on behalf of Steifel Finance. Mr. Murray provided an overview of the RFP prepared for lenders, one of which stood out as the best option, People’s Bank of Doylestown. Mr. Murray shared the 30-day sunset on the rates has lapsed so rates will need to be refreshed and readvertised for a future Board meeting.

Chair DeLello asked if there was any pre-payment penalty. Mr. Murray replied there was no pre-payment penalty. Chair DeLello asked Mr. Dunbar what the Township’s next step would be. Mr. Leonard interjected that the language in the pro-forma was cleared by the Solicitor, the rate would simply be updated, and the new rate embedded into the ordinance. The Board could still decide not to adopt that ordinance if they don’t like the new rate. Mr. Quigley asked if there were any banks that specialize in open space loans for municipalities that maybe offer better rates. Mr. Murray replied that lower rates available to municipalities only had been factored into this RFP. Mr. Leonard asked for closing costs to be provided to the Township by Mr. Murray.

Supervisor DeLello motioned to accept the loan proposal of People’s Bank and Trust Company of Doylestown PA for issuance of a General Obligation Note in an amount not to exceed $2,104,000.00 to be utilized to reimburse funds expended for the acquisition of 3335 Fisher Road, and authorize the Township solicitor, loan counsel and staff to take all necessary steps and prepare all required ordinances and documents related to the loan transaction. The motion was seconded by Supervisor Bets.

There was no public comment.

By unanimous vote the Board adopted the motion

1. 2023 Budget

The Township Finance Director provided the second update for the 2023 Budget.

Supervisor Quigley commended Ms. Quagliariello for her work through this budget season with the limited staff at the Township.

1. Motion to Appoint

Chair DeLello provided an update regarding the search for a new Township manager. He shared a brief biography of the new Township manager, Sean Halbom, and thanked the Township staff who kept things running in the interim period. Supervisors Quigley and Bets echoed Chair DeLello’s comments and thanked him for his efforts working with the recruiter throughout the search.

Supervisor Bets motioned to appoint Sean Halbom as Township Manager, Secretary, Right to Know Officer, Township Planning and Administrative Officer, Zoning Officer, Representative to the Montgomery County Tax Collection Committee, and Trustee to the Delaware Valley Insurance Trust. Supervisor Quigley seconded the motion.

By unanimous vote the Board voted to appointed Sean Halbom Township Manager, Secretary, Right to Know Officer, Township Planning and Administrative Officer, Zoning Officer, Representative to the Montgomery County Tax Collection Committee, and Trustee to the Delaware Valley Insurance Trust.

**PUBLIC COMMENT**

* Burt Hynes offered comment following up on the Open Space Fund. He offered his assurance that Friends of Worcester support the idea and are looking for ways to support the fund.
* Dr. Mollick offered comment welcoming the new manager. He offered comment regarding Right to Know Law policies in response to Ms. Hayes’ earlier comments, and personal email addresses.

**ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 8:27 PM.

Respectfully Submitted:

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Sean Halbom, Township Manager