

Williams Township Board of Supervisors
June 12, 2019

The monthly meeting of the Williams Township Board of Supervisors, 655 Cider Press Road, Easton, PA 18042 was held on the above date and called to order at 7:00 p.m. by Chairperson Mark Ernst. Mark led the audience in the pledge to the flag. Others present were Vice Chairperson Raymond Abert, Supervisor Michael Bryant, Township Solicitor Jonathan Reiss, Township Manager Mikal Sabatine, Township Engineer Ronald Madison, Public Works Director Michael Strawn and Assistant Township Manager Melody Ernst.

Mark stated there was an Executive Session held on May 15, 2019 to discuss personnel issues and May 30, 2019 and June 12, 2019 to discuss legal matters. Mark stated there was also an informational meeting held before tonight's meeting.

Mark asked Ray and Michael if they had any corrections to the Minutes of May 8, 2019. There being none, Mike made a motion to approve said minutes, second by Ray. There being no comments, motion carried 3-0.

Melody presented the Expense Report of June 12, 2019 and the May Treasurers Report to the Board. Ray made a motion to approve the Expense Report, Treasurers Report and pay the bills, second by Michael. There being no comments, motion carried 3-0.

Manager's Report – Mikal submitted his report of June 12, 2019 to the Board for review.

Mikal commented that he received correspondence from Joe and Donna Kitchell thanking the Township road crew for their assistance in repairing their flat tire.

Mikal stated that as a follow up to the water shut off program the Township has collected approximately \$20,000.00 in delinquent sewer bills.

Mikal stated that our insurance broker, Brown & Brown, shopped for a better rate for insurance for the Township. In doing so, the Township will save approximately \$38,000.00 by switching to McGowan Insurance Company which is an A+ rated company as was Selective Insurance Company.

Mikal stated to meet the required update by the Central Monitoring Station Williams Township will be required to update the security key pads at all Township buildings. After meeting with Altronics the Township must be in compliance with UL2050 by September 30, 2019. The cost for the update is \$8,706.60. Mikal also looked into updating to Radio Frequency Monitoring which will be proposed in the 2020 budget.

Mark made a motion to upgrade the security key pads at all Township buildings for a cost of \$8,706.60, second by Michael. There being no comments, motion carried 3-0.

Public Works – No report was available.

Zoning Hearing Board - The report from May was received from Keller Zoning and accepted by the Board. There will be a Zoning Hearing Board meeting on Wednesday, June 26, 2019 at 7:00 p.m. for the following:

1. Stuart and Lori Wheelwright – 2760 S. Delaware Drive – Variance Relief
2. Joseph and Rosalia Calantoni – 805 Berger Road – Variance Relief

Planning Commission Report – Haldan gave the report for May 15, 2019.

Land Preservation Report – Bob Schmidt gave the report for May. Bob stated their next meeting is June 25, 2019.

Recreation Board – Judy stated the Recreation Board is recommending that the Township go out to bid for infield grass for Park B. Judy gave a hand out to the Board with all the specifications outlined. There was a brief discussion regarding the procedure of the infield mix. Ray asked Ron if he would be checking the specifications that was provided to the Board to make sure it is acceptable. Ron stated that they would review the specifications and give the Board a recommendation. Mark made a motion to put the infield grass out to bid, second by Ray contingent upon the engineer reviewing. There being no comments, motion carried 3-0.

Landfill Advisory Committee Report – The June 6, 2019 was received by the Board.

Engineer Report– Ron briefly reviewed his June 7, 2019 memorandum.

Solicitor Report – Jonathan stated that he is looking for the Boards authorization in the attempt to collect the money that the Township paid out for the emergency response for 80 Young Street regarding the oil spill. Michael made a motion to have Jonathan proceed in collecting the money for the emergency response, second by Ray. There being no comments, motion carried 3-0.

Old Business

1. Public Hearing – Well Ordinance 2019-1 – Mark opened the Public Hearing. Jonathan stated that this basically repeals the existing Ordinance and adopts a new Well Ordinance. The changes that were made were recommended by the Township

Engineer. Jonathan further stated that this proposed Ordinance was advertised in the Express Times and was made available for public review. Mark asked for a motion. Michael made a motion to approve Ordinance 2019-1, second by Ray. George asked what the changes were. Haldan asked if the Ordinance will be coming before Planning. There being no further comments, motion carried 3-0. Mark closed the Public Hearing.

2. RTK Law – Resolution 2019-16 – The proposed Resolution is in support of amending the right-to-know law to provide relief from document requests that overburden a municipality’s staff. Ray made a motion to approve Resolution 2019-16, second by Michael. There being no comments, motion carried 3-0.

3. Spotted Lantern Fly Authorization Form USDA – Jonathan stated he has reviewed the Treatment Release Form, Pennsylvania Spotted Lanternfly Cooperation Eradication Program Form and stated that it is okay for the Township to sign same. Ray made the motion to approve the release and to authorize the Chairman to sign same, second by Michael. There being no comments, motion carried 3-0.

New Business

1. Air BnB Discussion - Jonathan stated that Attorney Oetinger from his office prepared a memorandum to the Board regarding Air BnB Pennsylvania Supreme Court Zoning Case. Jonathan stated that Attorney Oetinger’s conclusion in comparing Family, Dwelling, Hotel or Motel and Bed and Breakfast is that as the Townships Ordinance is written today, an Air BnB would be prohibited in most of the Township except where Bed and Breakfasts are allowed and under that scenario that would require a special exception. Attorney Oetinger outlined that if the Township would desire to create a new use either accessory or primary, the Board may want to consider the seven to eight factors that he has outlined in his memorandum to the Board. Michael asked the Board can send this to planning for discussion and recommendations? Jonathan stated if you want to proceed with that then the Board would need to give Jonathan’s office some feedback on the uses outlined in the memorandum. Mark stated that he would like to see it be a special exception, go before Zoning Hearing Board so that they can place restrictions and give the surrounding neighbors a chance to voice their opinions. Mark discussed how many days would constitute an Air BnB and will the septic pass the number of occupants as this is something that would be discussed at a Zoning Hearing Board meeting. There was a brief discussion regarding short-term rental use to single family dwellings. Jonathan would recommend as a Board to give input to the Planning Commission as to the direction of where the Township would like to see this go and for them to give the Board their comments. Jonathan further stated that the issues is this use is basically based on definitions as a BnB use and under the Township Zoning Ordinance, BnB is only allowed in certain zoning districts as a special exception. If you want to leave the BnB as a separate use and make a separate short-term rental use then you would need to think of the zoning districts and where the Township would want to allow it and what use the Township would like to allow. Haldan asked how it will be regulated. This matter is tabled and will be discussed at the July meeting.

Supervisors Comments

Ray commented that \$950.00 was received from the boot contribution at the Memorial program. The money will be donated to an organization where service dogs are given to service men.

Michael thanked Mikal and Katie for the collection of the delinquent sewer accounts.

Mark stated that Mike Strawn, Director of Public Works received an Honorable Municipal Employee Award. Mark commented that Mike met every criterion for the award and thanked Mike for the good work. Mike thanked the Board and Township Manager and stated he appreciates the Board seeing all the hard work that is done.

Mark commented that he would like to speak about Mikal and a possible bonus. He stated that this has to be discussed in public and years back it was not discussed in public as it should have been. Mark stated that the manager was hired at a lower salary and it was discussed in the hiring process of Mikal that in April he would have a review to which nothing materialized. It is now June and Mikal has recouped the Township over \$50,000.00. At this point in Mark's opinion he feels Mikal deserves a bonus and would like to offer \$3,500.00. Jonathan stated for clarification the managers salary is done by Resolution and this will be Resolution 2019-17 and asked if this would be a one-time bonus. Mark made a motion to approve Resolution 2019-17 to approve a one-time bonus of \$3,500.00 to Mikal Sabatine, second by Michael. Joe Schiller asked for clarification is this one year for this year? Murray Ott asked Mark how much under salary was the Manager hired for? There being no further comments motion carried 2-1. Ray opposed.

Audience Comments

- 1. Chris Shunk** - Asked what the status is of the walking trail grant and when the project will get started.
- 2. George Washburn** - Thanked the Board for their continuing support to the LINCS Center.

There being no further business, meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

MELODY A. ERNST, Asst. Manager/Secretary
Williams Township Board of Supervisors