

Williams Township Board of Supervisors
July 8, 2020

The monthly meeting of the Williams Township Board of Supervisors, 655 Cider Press Road, Easton, PA 18042 was held on the above date virtually on “gotomeeting.com” and called to order at 7:00 p.m. by Chairperson Mark Ernst. 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.

Housekeeping: Mark stated anyone that is attending this meeting whether virtual or by phone it is being recording and everything that is said in your house or around you can be heard on the recording. Mark recommended that you be in the room by yourself because of this. He further stated there has been some derogatory statements that were made on the recordings that cannot be erased and should have never been said. He would like everyone to try and stay professional.

Mark asked Mikal if there are any public comments on agenda items. Mikal stated no. Mark asked everyone attending the meeting to stay muted except Ray and Michael.

Mark stated an Executive Session was held on June 18, 2020 for Personnel Matters and July 8, 2020 before tonight’s meeting for Personnel Matters and Legal Matters.

Mark asked Ray and Michael if they had any corrections to the Minutes of June 10, 2020. There being none, Ray made a motion to approve said minutes, second by Michael. There being no comments, motion carried 3-0.

Melody presented the Expense Report of July 8, 2020. Ray made a motion to approve the Expense Report, approve the Treasurers Reports for May and June and pay the bills, second by Michael. There being no comments, motion carried 3-0.

Managers’ Report – Mikal read the report for July 8, 2020

Mikal commented that a request was received from Bill Stasak, President of WBSA, asking if the Wilson Teeners level could use the fields for practice during the week and possibly host games if the fields at the Wilson School District are not open for usage. Mark commented that as long as they follow the same guidelines as were set for the teams using the fields currently. Mark also asked who would be doing the scheduling. Mikal stated that he has been in contact with Roberto and he will work in conjunction with them and believes it is being endorsed by the WTAA. Mikal further stated that they are the only organization that has asked for the use of the fields for games. There was a brief discussion regarding use of the fields and COVID-19. Mark commented that according to the CDC you can have organized sports but they must follow the guidelines and that can be stipulated in the waivers. Ray commented he is fine with it as long as the Township is not responsible to enforce the guidelines in the policy and the responsibility is on the coaches. Michael asked Jonathan if the

Township would be liable. Jonathan stated as long as the organization, coaches, parents of minors and players 18 and older sign waivers, then no. It was the general consensus of the Board to allow them to use the fields. Mikal will still obtain and review insurance and waivers and will reach out to Jonathan and the Township Insurance Carrier to make sure documents are in order. Mikal commended the WTAA and Roberto for their cooperation level with the four requests received has been tremendous and the public works has provided all the ample preparations of the fields.

Mikal stated the parks are open, signs were placed at the parks advising of social distancing as well as no efforts for sanitizing park equipment and tables is being done. Ray asked if the pavilions are able to be rented. Mikal stated the pavilions are available to rent as well as additional waivers that the renters would need to sign. It was asked if the Public Works is making sure it is clean. Mikal commented that we are not treating any of the park facilities and are maintaining what we have done in the past where the cleaning is up to the individual that is renting the pavilion.

Mikal stated the Township has an opportunity to purchase a large sanitizer for approximately \$500.00 and chemical for approximately \$385.00 and is looking for the Boards approval. The use of the chemical is a very small amount that would last a long time. It could also be used at the Public Works Building if meeting were to be held there. Ray made a motion to purchase the sanitizer and chemical, second by Michael. There being no comments, motion carried 3-0.

Mikal commented that a final decision was not communicated to the County with regard to the funding of the Nehoda property. Mikal commented that he needs an official confirmation from the Land Preservation Board to the Board of Supervisors that a letter may be drafted stating we are opting to not take the funds that were originally scheduled to be given to the Township. It was noted the Land Preservation Board has indicated the property owner is no longer interested. Bob Schmidt stated an email was received from Debbie Newberry asking for additional time to think things over and to speak to her brother. Mikal commented that in the interim he will contact Sherry Acevedo to keep her in the loop of what is transpiring.

Mark asked Mikal to describe the joint meeting with the Land Preservation Board and the Board of Supervisors so that the Board can act on it. Mikal stated that it has been suggested in order to resolve some pressing issues between both boards to facilitate open communication with immediate responses to advertise for a joint meeting. At the meeting it will be discussed the probability or possibility to hire Heritage Conservancy acting as a holder of land Conservation Agreements, the responsibility of monitoring the easements as well as Contractual Agreements and obligations. Mikal commented that he is seeking an opinion from both boards if they would be interested in having this meeting on the night of the Land Preservation meeting for July. Mark asked if anyone from the Land Preservation Board has any comments and if they are fine with keeping it on the same night as their meeting. There was a brief discussion whether the meeting would be in person or virtual. Bob and Linda commented that

this is the first time they are hearing about a joint meeting. Bob commented that in his opinion he does not see the point in discussing the issues again that were already discussed at the last meeting with the Board of Supervisors present. Mark explained an email went out from the Township Solicitor and Laura Baird responded instead of a Reimbursement Agreement it would be all construed through an Agreement of Sale. He also feels it would behoove all that we act as one instead of going back and forth month after month. Mikal commented that the joint meeting would be a public meeting which would lawfully allow the Board of Supervisors to have the discussions. Jonathan commented that the Board will be able to make decisions at that meeting. It was stated that Jonathan would be attending the meeting. Mark stated that he wants everyone to understand with the Agreement of Sale at what point the landowner becomes responsible as well as the Township. It was the consensus of the Board to have a joint meeting.

Public Works – Mike Strawn gave the report for June 10, 2020 to July 8, 2020.

Zoning Office – It was asked when a report would be received. Mikal will try and have something out to the Board this week.

Planning Commission Report – None

Land Preservation Board Report – Bob gave the report for June.

Bob spoke about the scoring of the Boss property, 620 Berger Road and stated the Land Preservation Board is recommending an appraisal be done by the Fredricks Group for \$2,400.00. Michael made a motion to approve the appraisal in the amount of \$2,400.00 for the Boss property, second by Ray. There being no comments, motion carried 3-0. Mikal asked if the appraisal can come to the office and be authorized by the Township? Bob stated yes and they will send a formal proposal to sign and return. Bob stated the next meeting will be July 28, 2020

Recreation Board Report – None

Landfill Committee Report – None

Engineer Report – Ron Madison briefly reviewed his July 1, 2020 memorandum.

Ron commented that the County has hired an Engineering Firm to do the design work for the replacement of the Kressman Road Bridge. It is their hope to obtain permits by the end of 2020 so they can go out to bid and start construction 2021.

Ray asked Ron if he has an update on Turkey Hill. Ron stated that PennDot has not received any additional submission or any traffic counts. Ray asked if Turkey Hill is waiting to have a public meeting in person. Ron stated that he believes they gave a continuance to have a live meeting for the Zoning Hearing Board. Mel stated that Turkey Hill gave the Township a Continuance to the end of August and they would prefer to have a live meeting because of the exhibits. Ray asked if a meeting could be held at the Public Works Building. There was discussion about Mikal and Mike calculating the number of people that will fit in the building.

Solicitor Report – None

Old Business

1. Acceptance of Completion of Improvements and Compliance of 18 Month Maintenance Period – Ron stated a memo was provided to the Board from Maser Consulting dated June 30, 2020 for Cedar Park Lofts Development. With the acceptance of their as built drawings, Maser Consulting review letter and their fees being up to date, the security amount can be reduced. He further stated he is seeking a motion to accept the Improvements and begin the 18 month Maintenance period as per the Improvements Agreement and reduce the financial security to 15% of the original cost from \$194,376.64 and to retain \$64,253.46. Mark made that motion, second by Michael. There being no comments, motion carried 3-0.

New Business

1. 1490 S. Delaware Drive Well Waiver Approval – Resolution 2020-20 - Michael made a motion to approve Resolution 2020-20, second by Ray. There being no comments, motion carried 3-0.

Mark asked Mikal if there were any comments. Mikal stated no.

Supervisors Remarks

Michael stated that last month at the end of the meeting bonuses were discussed for certain staff who kept the office running smoothly during the whole COVID. He further commented that while the Board passed a motion to compensate Mikal, the Board discussed but failed to pass a motion regarding Melody. Michael commented that she worked from home and came in the office early in the morning to pick up information needed. Michael made a motion to have the Township pay a two week salary bonus to Melody in the amount of \$2,632.15 for dedication and work during the shutdown, second by Ray. Mark stated that he is abstaining. Mark asked Mikal if there are any discussions on the computer. Mikal stated no. Ray stated he is not really in favor of bonuses but he feels it would be unfair to give to one and not the other so that is why he approved the motion. There being no further comments, motion carried 2-0. Mark abstained.

Audience Comments – None

There being no further business, meeting was adjourned at 8:01p.m.

Respectfully Submitted,

Melody A. Ernst, Asst. Manager/Secretary
Williams Township Board of Supervisors