

Williams Township Board of Supervisors
March 9, 2022

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 George Washburn. Others present were Vice-Chairperson Michael Bryant, Supervisor Raymond Abert, Township Solicitor Jonathan Reiss, Township Manager Mikal Sabatine, Township Engineer Ronald Madison, Public Works Director Michael Strawn and Assistant Township Manager Melody Ernst.

George stated there was an Executive Session held on Wednesday March 9, 2022 for Legal Matters.

George asked Michael and Ray if he had any corrections to the Minutes of February 9, 2022. There being none, Michael made a motion to approve said minutes, second by Ray. There being no comments, motion carried 3-0.

Melody presented the Expense Report of March 9, 2022 to the Board. Michael made a motion to approve the Expense Report, February Treasurer Report and pay the bills, second by Ray. There being no comments, motion carried 3-0.

Manager's Report - Mikal submitted his report of March 9, 2022 to the Board for review.

Mikal stated that the Nurture Nature Center has asked if Williams Township would like to host the mural from local artists with regard to the CREATE Resilience Program. It would be hosted for three to six months. The Board is in favor of hosting the mural.

Mikal commented that the Lehigh Valley Planning Commission and the Lehigh Valley Government Academy are returning full courses in Zoning, Subdivision and Community Planning. He also stated that PSATS will be hosting a virtual class with the Duties of a Zoning Hearing Board. Michael stated that he would like Mikal to get ahold of each member of the Planning Commission and Zoning Hearing Board and ask them to participate.

Public Works - Mike submitted his report for February 9, 2022 to March 9, 2022.

1. Award 2022 Road Projects -Mike stated that he would like to award the Road Projects this year to AMS in the amount of \$219,268.40 for FB Modified and \$56,045.08 for the Seal Coat. Mike further stated that an escalator Clause has been included for the FB Modified project because of the oil prices. Michael made a motion to accept both Road Projects bids totaling \$275,313.48, second by Ray. There being no comments, motion carried 3-0.

2. Approval to Purchase a SKAG Zero Turn - Ray made a motion to approve the purchase through Co-Stars of the Zero Turn Mower in the amount of \$11,808.00, second by Michael. Ray asked Mike if he was getting rid of the mower with the bagger.

Mike stated it's the mower that is twenty years old. There being no further comments, motion carried 3-0.

3. Approval to Purchase Roadside Cutter - Mike stated that he received a quote through Co-Stars from Stephenson Equipment for the mower in the amount of \$76,879.76 and a quote through Co-Stars from John Deere for the Cab Tractor in the amount of 95,766.00. Ray asked about a trade in value. Mike stated that John Deere gave a trade in offer but recommended that we place it on Municibid to see if the Township could receive more. Jonathan asked if John Deere will accept a trade in after the fact. Ray made a motion to purchase the Cab Tractor from John Deere in the amount of \$95,766.00, second by Michael. There being no comments, motion carried 3-0. Ray made a motion to purchase the mower from Stephenson Equipment in the amount of \$76,879.76, second by Michael. There being no comments, motion carried 3-0.

Zoning Office - It was stated the report from the Zoning Office was received for the Boards review. There will not be a Zoning Hearing Board meeting on March 23, 2022.

Planning Commission - Alan gave the report for February 16, 2022.

Land Preservation Report- Jim read the report for February.

Recreation Board Report - Judy gave the report for March. Judy stated that the recreation program will be held from June 15, 2022 to July 19, 2022. She stated that the code at the Recreation building needs to be changed. Mike stated that he will contact the Athletic Association. She also stated the outfield fences need to be put up. Judy advised the Board that the Recreation Board has approved the job descriptions for the counselors.

1. Wilson Youth Soccer Association Permission to use Chrinerger Field in Spring - Ray made a motion to allow the use of the field as long as they get the insurance information to the Township Manager, second by Michael. There being no comments, motion carried 3-0.

Engineer Report- Ron Madison briefly reviewed his March 2, 2022 memorandum. George asked when the dedication and opening of the Stouts Valley Park would take place? Ron stated that possibly June.

Solicitor Report - None

Old Business

1. Continued Public Hearing Street Lighting District - Ordinance 2022-2 - George stated that this was a continuation of the hearing from February 9, 2022. Jonathan stated the hearing was advertised for the February Supervisors' meeting at which time it was opened and continued to this evening's meeting. The Ordinance would create a street lighting district in the Country Inn Subdivision. If adopted, it would allow for

the Township to annually prepare a budget for the district and assess taxes to the affected properties in the district listed in the Ordinance. It was stated that a gentleman in the proposed district would like to make a donation equal to the amount of the annual budget. If it is adopted tonight, the first budget would not be until December. Michael asked if the assessment would be to each individual property owner? Jonathan stated only if a donation is not made. It was determined by the Board to average the last three years of invoices and add a maintenance fee to come up with a fee for each resident. Ray commented he is not in favor to have the residents paying for the lights, but is in favor of the Township paying it. Michael discussed safety. There was a discussion on how the fee will be collected and if the donation is not received by the resident in the proposed district. Jonathan stated that it will be in the Real Estate Tax bill and if the resident does not make a donation, there is a provision in the Ordinance about how the Township would proceed to collect the tax. There was a discussion as to whether the lights can ever be turned off if the proposed Ordinance was approved. Jonathan explained that a subsequent Board could repeal the Ordinance and remove the lights. Alan Kirby asked if all the residents affected are in favor of the lighting district. George stated at first, they wanted the lights off and then someone came forward to pay for the lights and now they want them to stay on. George feels a final letter should go out to the residents affected by the proposed street lighting district. George made a motion to continue the hearing to April 13, 2022 meeting, second by Michael. It was asked that a letter be sent to each resident in the proposed district. There being no further comments, motion carried 2-1. Ray opposed.

New Business

1. Mark Rutan – Announcement of Agricultural Security District Application -

Jonathan stated this is an announcement that Mark Rutan has completed an application under the Agricultural Security Area for 135 Wassergass Road. This will be advertised and a fifteen day comment period will take place. After the fifteen day comment period, the application is sent to the Township, Lehigh Valley Planning Commission, Williams Township Planning Commission and the Williams Township Agricultural Committee for review and comments and then back to the Township for a public hearing.

2. Oakleigh Knoll – Phase I – Reduction Request #3 – It was recommended by Colliers Engineering & Design to reduce the Developments Improvements Agreement Security from the current amount of \$640,258.88 to a retained secured amount of \$297,917.92 for the balance of improvements. Michael made a motion to reduce the security for Oakleigh Knoll Phase I to \$297,917.92, second by Ray. There being no comments, motion carried 3-0.

3. Approval to Refund Realty Transfer Fee for \$807.50 – 730 Morvale Road – The Title Company has asked the Township for a refund for the transfer tax after it was determined after closing that the purchaser and seller were related. The State refunded their share and they are entitled to a refund in the amount of \$807.50. Ray made a motion to refund the Transfer tax in the amount of \$807.50 to Pride Abstract, second by Michael. There being no comments, motion carried 3-0.

4. **65 Canal Road Well Waiver – Resolution 2022-14** – This waiver involves two property owners and has been recommended by Joe Black that the waiver be granted. If the waiver is granted, there will be two indemnifications which the residents are aware of and both wells will need to have annual testing and results sent to the Township. Michael made a motion to approve Resolution 2022-14, second by Ray. Ray asked what happens if after the year the water comes back bad? Jonathan stated they would have to somehow disengage their drain fields and the Township would not be responsible. There being no further comments, motion carried 3-0.

5. **LINCS Donation Request** - Mikal stated all documentation has been received and satisfied. Ray made a motion to donate \$4,000.00, second by Michael. There being no comments, motion carried 2-0. George abstained. George stated he is the President of the organization. He also stated that the organization sends bags of food home for families, they have a food bank, tutoring and gardening.

6. **Embassy Bank – Positive Pay** – Mel explained that the positive pay helps detect suspicious transactions and reduces risk of financial loss. The cost is \$50.00 a month. After a brief discussion, George made a motion to move forward with Positive Pay for \$50.00 per month, second by Michael. There being no comments, motion carried 3-0.

Supervisors Remarks

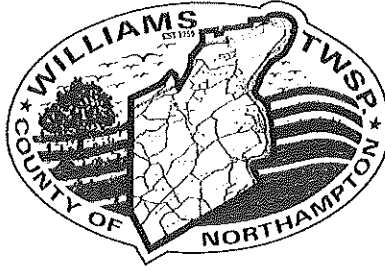
Michael commented about the classes for the Zoning Hearing Board and Planning Commission. He asked Mikal to send it out to each Zoning Hearing Board member.

There being no further business, meeting was adjourned at 8:09 p.m.

Respectfully Submitted,



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



BOARD OF SUPERVISORS

Williams Township Municipal Building • 655 Cider Press Road • Easton, PA 18042
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CONFLICT OF INTEREST DISCLOSURE

I, George Washburn, hereby disclose that I have a conflict of interest with regard to LINCS, a matter which is pending before Williams Township. I am unable to vote on, or participate in any discussion, including any Township action with respect to a requested donation because of my relationship with the matter as follows:

I am currently the President of the Organization

George Washburn