

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting
February 11, 2026

The regular 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 Raymond Abert, Supervisor Michael Bryant, Township Solicitor Colby Grim, Township Manager Melody Ernst, Township Engineer Ronald Madison, Zoning Officer Suzanne Borzak, Public Works Director Michael Strawn and Township Secretary Hannah Warner.

Executive Session was held on February 11, 2026 for Personnel Matters.

George asked if there were any corrections to the Minutes of January 5, 2026, January 15, 2026 and January 30, 2026. 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 February 11, 2026 and the Treasurer's Report for December and January to the Board. Michael made a motion to approve the Reports, and to pay the bills, second by Ray. There being no comments, motion carried 3-0.

Manager's Report – Melody submitted her report dated February 11, 2026 to the Board for review.

Melody stated she received correspondence from Fire Chief Alan Molder, which included the current Williams Township Fire Company Command Staff List.

Melody stated Jim Martin proposed a Township event for April 25, 2026, to coincide with Williams Township Fire Company/Auxiliary Food Truck Event. The Fire Company has approved a Historical Tent and a special appearance by General George Washington. The consensus of the Board is to approve the Historical Tent and George Washington appearance.

Ray asked why the cable franchise money is lower this year than last year. Melody stated that more people are not using cable and are opting to stream instead. Ray questioned how we get funds for cell towers. He explained that if a cell tower has one provider on it and eventually has five providers on it, the cell tower is worth more money. Colby stated that cell towers cannot be required to enter into a cable franchise fee agreement.

Public Works – Mike submitted his report dated January 5, 2026 to February 11, 2026 to the Board for review.

1. **Approval to Advertise for 2026 Road Projects** – Michael made a motion to approve the 2026 Road Projects, second by Ray. There being no comments, motion carried 3-0.

2. **Approval of Quotes for Roof at 2300 Morgan Hill Road** – Mike stated that he received four quotes for the roof at 2300 Morgan Hill Road. Mike's recommendation is to go with the lowest quote from Paul Petty Roofing in the amount of \$14,850.00. Ray made a motion to

approve Paul Petty roofing in the amount of \$14,850.00, second by Michael. There being no comments, motion carried 3-0.

Zoning Office Report – Suzanne submitted her report for January to the Board for review. The Zoning Hearing Board will meet on February 25, 2026 to hear the following:

- 1. 180 Sunnyside Road – Special Exception**
- 2. 100 Pine Valley Terrace – Special Exception**

Planning Commission – None

Land Preservation Board – The January 27, 2026 report was received by the Board for review.

Recreation Board – The January 7, 2026 and February 4, 2026 reports were submitted to the Board for review.

1. Approval for Wilson Youth Soccer to use Chinergy Field – Judy stated WYSA would like the use of Chinergy Field for the upcoming season. Michael made a motion to approve WYSA use of Chinergy Field contingent on all Township requirements, second by Ray. There being no comments, motion carried 3-0.

2. Approval for Bethlehem Steel to use Township Fields – Judy stated Bethlehem Steel baseball would like to use Field B this upcoming season. Michael made a motion to approve Bethlehem Steel Field B contingent on all Township requirements, second by Ray. There being no comments, motion carried 3-0.

3. Approval for Diamond Club to use Township Fields – Judy stated Diamond Club baseball would like to use Field B this upcoming season from March until May. Michael made a motion to approve Diamond Club Field B contingent on all Township requirements, second by Ray. There being no comments, motion carried 3-0.

Judy also stated that Fest o Fall will be held last Saturday in September this year.

Engineers Report – Ron submitted his February 6, 2026 memorandum to the Board for review.

1. Approval of 580 Cider Press Road – Stormwater Agreement – Colby stated the property is required to have stormwater facilities. Ray made a motion to approve the Stormwater Agreement, second by Michael. There being no comments, motion carried 3-0.

2. Oakleigh Knoll Major Subdivision Phase 1 – Security Reduction Request #6 – Ron stated it is the recommendation of Colliers Engineering & Design to not recommend that the Board of Supervisors grant any further security reductions as they have already exceeded the max reductions for Phase 1.

3. Oakleigh Knoll Major Subdivision Phase 2 – Security Reduction Request #4 – Ron stated that it is the recommendation of Colliers Engineering & Design to reduce the Development Improvements Agreement Security in the amount of \$415,748.25 less \$214,439.20 and to retain a secured amount of \$201,309.05 for the balance of the improvements. Ray asked what still needs to be completed for Phase 2. Ron stated that the spray irrigation needs to be installed and all landscaping needs to be completed. Michael made a motion to approve the security reduction, second by Ray. There being no comments, motion carried 3-0.

Solicitor Report – The report was provided to the Board for review.

Old Business

1. Addendum to Agreement of Sale for Conservation Easement at 2145 Morgan Hill Road - Colby stated that the addendum is needed to extend the closing date because the Township is waiting on a few additional documents. Colby further stated that the addendum will extend the closing date for another 30 days which would be on or before March 13, 2026. Michael made a motion to extend the addendum for another 30 days, second by Ray. There being no comments, motion carried 3-0.

New Business

1. Authorization to Advertise Street Classification Map – Ordinance 2026-01 – Ron prepared a new street classification map merely replacing attachment 10 Appendix F. Michael made a motion to approve authorization to advertise street classification map, second by Ray. There being no comments, motion carried 3-0.

Supervisors' Comments

Ray was happy to see a Land Preservation Board member at the meeting to give the report.

Michael thanked the Public Works Employees for working to keep snow off the roads.

George also thanked the Public Works Employees for keeping roads safe.

Audience Comments

Holly Housel – 45 Anna Way - had some questions regarding the Oakleigh Knoll subdivision.

Jennifer White – 10 Kate Court – also had questions regarding the Oakleigh Knoll subdivision and HOA.

There being no further business, the meeting was adjourned at 7:48 p.m.

Respectfully Submitted,

Hannah Warner, Twp. Secretary/Treasurer
Williams Township Board of Supervisors