

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting
August 12, 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.

George asked if there were any corrections to the Minutes of July 8, 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 August 12, 2026. Michael made a motion to approve the July Treasurers Report, and to pay the bills, second Ray. There being no comments, motion carried 3-0.

Manager's Report – Melody submitted her report dated July 8, 2026 to the Board for review.

1. Approval of School Bus Stop Flasher Route 611 South – Melody discussed the school bus flashing sign on 611 South that was damaged by a hit and run tractor trailer. The estimate for the AC-powered sign through Met-Ed, was received in the amount of \$14,600.00. A solar option was also obtained but the area does not receive substantial daylight, which may cause the sign to fail. Melody stated that she can submit the claim to our insurance company and the Township would be responsible for the \$2,500.00 deductible with the remainder covered by insurance. It was stated that the Township's additional monthly Met-ed cost would be approximately \$25.00. Ray made a motion to submit the damages through the Township's insurance company, second by Michael. There being no comments, motion carried 3-0.

2. Approval of Tom Heilman to attend the Municipal Open Space Summit – Melody discussed attendance for the upcoming Open Space Summit. Melody and Colby stated they are unable to attend. Tom Heilman expressed interest in attending on behalf of the Land Preservation Board. The registration cost is \$45.00. Ray made a motion to approve Tom Heilman's attendance at the Open Space Summit and authorized the \$45.00 registration fee, second by Michael. There being no comments, motion carried 3-0.

Melody stated that the Preserved Land sign has been installed on the Kutz property on Morgan Hill Road. She further stated that Mileage rate for business travel has increased from 0.72 per mile to .076 per mile. It was stated that this rate change will be for the period of July 1, 2026 through December 31, 2026.

Melody also stated that because of a few issues with use of the properties and insurance, she scheduled a meeting with the Township's Insurance Carrier and has invited Cheryl Seigfried to attend as well. The meeting is scheduled for August 13, 2026.

Melody advised the Board that all events that are held on Township property must first be approved by the Board of Supervisors. Melody received an email from Cheryl Seigfried for the use of the property for Movies and Concessions – August 21, September 11, and October 17.

Trunk or Treat – October 24. Christmas Tree Lighting – December 5. She asked the Board for approval of those dates. Board consensus is to allow the dates.

Michael thanked Fred Mebus for the generous donation to the Open Space Account.

Public Works – Mike submitted his report dated July 8, 2026 to August 10, 2026 to the Board for review.

1. **Approval of Road Crew Paving Bid** – Mike stated the need to rent paving equipment and services for projects that exceed the Township's equipment capabilities and to ensure safety. Bracalente Inc. was the only bidder. Diehl Road was discussed as a paving project, with a rough estimate of approximately \$56,000.00 for paving rental services and approximately \$72,000.00 for materials, with a total estimated at \$200,000.00. The Board discussed scheduling Diehl Road for paving at the lowest available rates. It was noted that the contract pricing is valid through December 31, 2026. Ray made a motion to approve the services with Bracalente Inc. and to place Diehl Road on the paving schedule, second by Michael. There being no comments, motion carried 3-0. Ray made a motion to approve the paving rental rates through December 31, 2026, second by Michael. There being no further comments, motion carried 3-0.

Zoning Office Report – Suzanne submitted her report for July to the Board for review. The Zoning Hearing Board will meet on August 26, 2026 to hear the following:

1. ***Jeffrey Paul – 680 Berger Rd – Appeal of 5/15/26 Zoning Officer Notice of Use and Dimensional Variances – Possible Action*** -

Suzanne mentioned the case and suggested the Board may want to be represented. Colby stated that the Board must decide whether the Township Solicitor should attend the upcoming Zoning Hearing Board meeting. Michael made a motion to have the Township Solicitor attend the hearing, second by Ray. There being no comments, motion carried 3-0.

Suzanne provided an update regarding the Multi Municipal Plan involving surrounding townships and its potential effects and benefits to the community. She stated that the plan will include seven municipalities if all participate. The matter is still in the discussion stage, with another meeting scheduled for September. The Board agreed to have Suzanne continue attending the meetings and report back with additional information before determining whether the Township is interested in participating.

Michael requested an update regarding the status and progress of the abandoned barn on Bougher Hill Road. Suzanne stated the estate hired an attorney to oversee clearing the property including the house. Once everything is cleaned up, the property will be placed on the market. She stated she receives updates on a continual basis.

Planning Commission – The July 15, 2026 report was received by the Board for review.

1. **235 Raubsville Road – Conditional Final Approval – Resolution 2026-13** – Michael made a motion to approve Resolution 2026-13 conditional final approval, second by Ray. There being no comments, motion carried 3-0.

Land Preservation Board – The July 28, 2026 report was received by the Board for review.

1. **Project 2025-3 – Approval of Survey Quote** – Michael made a motion to approve survey quote for Project 2025-3, second by Ray. There being no comments, motion carried 3-0.

Recreation Board – The August 5, 2026 report was submitted to the Board for review.

1. **ELV League Fall Softball Use of Field A** – Ray made a motion, second by Michael to approve the use of field A as listed with the condition that all paperwork is completed and submitted to the Township Manager. Melody stated that the fields will be used into November. The overseeding and aeration was scheduled for mid-September with the assumption that the fields will not be used until the following Spring. She stated she will cancel this year's work but the Recreation Board will need to have a cut-off for next year so the overseeding has time to germinate.

2. **Wilson Youth Soccer League Use of Chrinerger and Municipal Field Mid-August to November** – Michael made a motion to approve WYSL along with the proper insurance, second by Ray. There being no comments, motion carried 3-0.

3. **Lehigh Valley UNITY Softball Use of Chrinerger and Raubsville Field Mid-August to November** – Judy stated that Lehigh Valley UNITY softball asked to use Chrinerger and Raubsville Fields Mid-August to November, subject to proper insurance paperwork. Michael made a motion to approve Lehigh Valley UNITY Softball along with the proper insurance, second by Ray. **Kevin Sweeney directed that the facility use document be amended in place to officially grant Williams Township teams priority scheduling over outside organizations. This is not making sense to me.** There being no further comments, motion carried 3-0.

4. **Chrinerger Refreshment Stand Repair** – Mike stated that he knows about the repairs that need to be done at the refreshment stand and this is on his list.

Judy stated that the 60th anniversary celebration for summer recreation was a hit. There was pizza, bounce house, snow cone machine, cotton candy and games.

Engineers Report – Ron submitted his August 11, 2026 memorandum to the Board for review.

Agenda Amendment. Colby requested the agenda be amended to add 215 Stouts Valley Road Stormwater Operations and Maintenance Agreement. Ray made the motion, second by George, to amend the agenda. There being no comments, motion carried 3-0.

215 Stouts Valley Road Agreement. Ray made a motion to approve the Stormwater Best Management Practices and Maintenance Agreement for 215 Stouts Valley Road, second by George. There being no comments, motion carried 3-0.

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

Old Business:

1. **Approval of Video Camera Quotes for Raubsville Park** – Mike discussed the video camera options for Raubsville Park, including a four-lens, 360-degree camera that would cover most of the park, with the option to add additional cameras in the future. The quote was reviewed in the amount of \$7,608.20, contingent upon obtaining internet service at the park. The Board also discussed checking the current cost of internet service before proceeding. Kevin Sweeney asked if the Township would inform residents of the camera location. Mike noted that revealing the location would defeat the purpose of installing the camera. Michael made a

motion to approve the Raubsville Park camera, contingent on getting internet service at the park, second by Ray. There being no further comments, motion carried 3-0.

2. Approval of Video Camera Quotes for Municipal Park – Mike also discussed the video camera system at the Municipal Building and the need to replace the existing NCR with a Turing AI32 channel NVR. The proposal includes replacing the hard drive and recorder and adding a 32-camera switch. It is noted that the Board does not wish to lease the equipment. Michael made a motion to approve new 32 channel NVR at Municipal Building in the amount of \$5,882.34, second by Ray. There being no comments, motion carried 3-0.

3. Authorization to Advertise the Township Zoning Ordinance for regulating Data Centers – Ordinance 2026-03 – Colby explained that data centers are a current topic of discussion and recommended that the Township be proactive by placing regulations in the zoning ordinance. The proposed amendment would create a new permitted use for data centers and establish related use and dimensional standards, including a minimum site size of 15 acres and public utility requirements. Michael made a motion to advertise Ordinance 2026-03, amending the Township Zoning Ordinance, second by Ray. There being no comments, motion carried 3-0.

New Business

1. Request for LINCS Contribution – Melody advised the Board that the LINCS has submitted a request for a donation of \$10,000.00 from Williams Township. Michael inquired about the percentage of Township residents utilizing the program. Melody clarified that 0.25% of residents participate in the program for their children. After a brief discussion, Michael made a motion to approve \$3,000.00 for a LINCS Contribution, second by George. There being no further discussion, motion carried 2-1. Ray opposed.

2. Approval of Auditor Proposal for Fiscal Years 2026-2028 – Resolution 2026-14 – Melody reported that Riley and Company has provided the Township with a three (3) year Auditing Proposal for fiscal years 2026 through 2028. Melody asked for a recommendation from the Board to hire Riley and Company as auditor for the fiscal years mentioned. Ray made a motion to approve Resolution 2026-14, second by Michael. There being no comments, motion carried 3-0.

3. Approval of Lisa Pektor on Historical Society – Michael made a motion to approve Lisa Pektor to the Historical Society, second by Ray. There being no comments, motion carried 3-0.

4. Approval of Tax Certification Increase – Resolution 2026-15 – Colby asked that this item be tabled due to further investigation on this matter. Michael made a motion to table this matter, second by Ray. There being no further comments, motion carried 3-0.

Supervisors' Comments

George reported that the 60th Anniversary celebration of the summer recreation program was highly successful.

Stg. Geerlof – Pennsylvania State Police Trooper provided a Township update, presenting comprehensive local vehicle accident data and outlining ongoing strategic efforts to maintain a visible police presence in the area.

Audience Comments

1. John and Eileen Bigley – Motil Rd – stated that they own a property downstream of the new Wassergass Meadows subdivision. During the recent rain event, which was approximately 4.5", their driveway was flooded. Suzanne and Ron met with the developer and the property owners last week and discussed remediation that needs to be completed. Suzanne will share all information with Mr. and Mrs. Bigley.

2. Lisa Pektor – Coffeetown Road – thanked the Board for appointing her to the Historic Commission. She also stressed that the Board needs to be very conscious about the inter-municipal agreement if they are interested in participating in a joint plan.

There being no further business, the meeting was adjourned at 8:36p.m.

Respectfully Submitted,

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